LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53295 (Rev.) TENTATIVE MAP DATED 01-15-2025
EXHIBIT MAP DATED 01-15-2025

The following reports consisting of 67 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

9. Place standard condominium/residential planned development/commercial planned development notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

14. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.

15. Delineate proof of access to a public street on the final map.

16. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

17. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

18. The first unit of this subdivision shall be filed as Tract No. 53295-01, the second unit, Tract No. 53295-02, and so forth and the last unit, Tract No. 53295.

19. The street frontage requirement for lots not fronting a public street needs to be waived by the Advisory Agency.

20. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

21. If all possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and Public Works.

22. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

23. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

24. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

25. Permission is granted to record large lots (20-acre or more) parcel map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on The Old Road, and Magic Mountain Parkway to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements on Westridge Parkway and along all remaining interior streets on alignments to the satisfaction of Public Works.

26. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 53295

TENTATIVE MAP DATE: 01/15/2025
EXHIBIT MAP DATE: 01/15/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 03/17/2025, or the latest revision, to the satisfaction of the Department of Public Works.

2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.

3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.

4. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/ldd/web/forms.aspx

2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Prior to Improvement Acceptance for Public Maintenance:

1. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Review by: _____ Date: 04/10/2025 Phone: (626) 458-4921
Alex Mikhailpoor

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EPIC LA ESTU2022000058
RTM-TR53295-26808

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Tentative Tract / Parcel Map 53295 **Tentative Map Date** **01/15/25 (Exhibit)** **Parent Tract** ---

Grading By Subdivider? [Y] (Y or N) 6,500,000 yd³ **Location** Santa Clarita **APN** 2826-008-039, -044, -009-106

Geologist ENGEO **Subdivider** Newhall Land and Farming Company

Soils Engineer ENGEO **Engineer/Arch.** Hunsaker and Associates

Review of:

Geologic Report(s) Dated:

Soils Engineering Report(s) Dated:

Geotechnical Report(s) Dated: 9/21/22, 4/28/22, 12/23/21, 12/23/21 (LID report)

References: R.T. Frankian: 9/28/17, 9/16/13, 4/6/10, 11/13/09, 1/16/08, 1/15/08, 4/6/07, 3/18/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

S2. At the rough grading stage, provide data from the recommended settlement monitoring program to verify that settlements will comply with County codes and policies.

Continued on next page

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET (continued)

Tentative Tract / Parcel Map 53295

Remarks (continued):

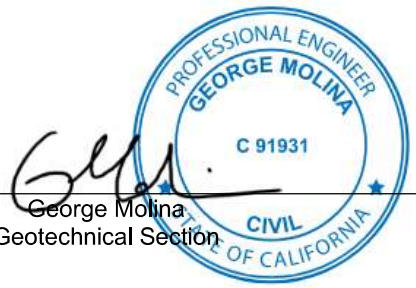
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

A. THE SOILS REPORT DATED 3/18/05 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OIL WELLS.
B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

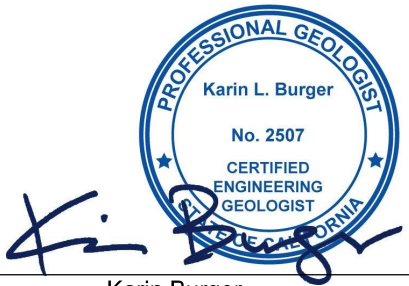
PER THE SOILS ENGINEER:

C. ADDITIONAL SUBSURFACE INVESTIGATION SHALL BE PERFORMED AS PART OF THE ROUGH GRADING PLAN REVIEW TO FURTHER DEFINE THE POTENTIAL FOR SEISMIC SETTLEMENT ACROSS THE SITE WITHIN PLANNING AREA 1.
D. THE PRESENCE OF EROSION-SUSCEPTIBLE BEDS SHALL BE DETERMINED DURING ROUGH GRADING.
E. PAVING STUDIES AND SOIL CORROSIVITY TESTS SHALL BE PERFORMED AT THE COMPLETION OF ROUGH GRADING TO DEVELOP DETAILED RECOMMENDATIONS FOR PROTECTION OF UTILITIES AND STRUCTURES AND FOR CONSTRUCTION OF THE PROPOSED ROADS.
F. WITHIN BUILDING AREAS AT LOCATIONS WHERE EXPANSIVE SAUGUS FORMATION UNITS ARE EXPOSED AT PAD GRADE, IT IS RECOMMENDED THAT THE BEDROCK BE REMOVED AND RECOMPACTED TO A DEPTH OF AT LEAST EIGHT FEET BELOW THE PROPOSED FINAL PAD ELEVATIONS OR FIVE FEET BELOW THE BOTTOM OF PROPOSED FOOTINGS, WHICHEVER IS GREATER. IT IS ALSO RECOMMENDED THAT THE BEDROCK BE REMOVED AND RECOMPACTED TO A DEPTH OF AT LEAST THREE FEET BELOW PROPOSED SOIL SUBGRADE IN EXPOSED SAUGUS FORMATION AREAS RECEIVING PAVEMENT OR HARDSCAPE IMPROVEMENTS.
G. AREAS ADJACENT TO RIVER WITH RECOMMENDED BANK PROTECTION ARE NO LONGER A PART OF THIS TENTATIVE MAP. BANK PROTECTION RECOMMENDATIONS INCLUDED IN REPORT DATED 1/15/08.
H. THE COLLAPSIBLE SOILS NEAR HS-6 AND HS-8 WILL BE REMOVED AND REPLACED AS ENGINEERED FILL.
I. ADDITIONAL CHEMICAL TESTING WILL BE PERFORMED AT THE GRADING PLAN STAGE
J. A GEOGRID WALL IS PROPOSED FOR CROSS SECTION R-R' OF THE GEOTECHNICAL REPORT DATED 12/23/21.

Prepared by



George Molina
Geotechnical Section



Karin Burger
Engineering Geology Section

Date 2/05/2025

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)

3. Provide approval of:

   a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.

   b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.

   c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, and the Army Corps of Engineers.

4. If deemed applicable, submit a covenant or a letter of permission to enter and construct (briefly describe the improvement).

5. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

6. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

7. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.

8. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.



Name Nargiss Majrooh Date 04/16/2025 Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items, to the satisfaction of Public Works.

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.

2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all streets where grades exceed 10 percent.

4. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

5. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six (6) percent.

6. Provide maximum 6% grade through the knuckles.

7. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10%. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is eight (8) percent.

8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum three (3) percent grade on all “tee” intersections.

9. Dedicate variable width right-of-way on “A” Street, varying from 32 feet to 55 feet from centerline. Additional right-of-way dedication may be necessary on “A” Street to accommodate adequate curb/striping transitions consistent with an approved detailed signing and striping plan.

10. The design elements (alignment, curvature, slopes, easement widths) of the Private Drives are not necessarily approved. Conform to the final design criteria (alignment, curvature, slopes, right-of-way widths) of the approved “Private Drives and Traffic Calming Design Guidelines Manual”. All private drives shall be constructed per an approved grading plan.

11. Provide a minimum of 25-foot curb return radii at all intersections. Larger radius returns shall be provided at all highway intersections and other intersections where larger radii are warranted at the discretion of Public Works. The following intersections may require larger radii (than those shown on the tentative map or conceptual striping plan) to accommodate turning trucks: Magic Mountain Parkway at “A” Street, “B” Private Drive at “A” Street. This list of intersections shall not serve as a comprehensive list as every intersection shall be constructed appropriately to provide adequate design features to the satisfaction of Public Works.

12. Dedicate adequate property line return radii at all intersections to adequately construct a curb ramp to Americans with Disabilities Act (ADA) standards. At a minimum, the property line return radii shall be consistent with the necessary curb return radii and parkway widths that are deemed appropriate by Public Works. Additional right of way corner cut offs shall be dedicated at all signalized intersections and other locations where deemed appropriate by Public Works.

13. Reserve easements for ingress/egress purposes over “LDZ lots” outside the public right of way.

14. Construct curb, gutter, base, pavement, and sidewalk on all public,. In addition, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements.

15. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements. All final design criteria (alignment, curvature, slopes,

right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan.

16. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight. Slough wall is not required if there is a minimum of 3 feet wide flat area between the right of way and the toe of the slope provided there is appropriate drainage system to minimize the sloughing of the slope.

17. The roadway median layouts (pocket lengths, widths, etc.) shown in the plan view of the tentative map are subject to changes based on the final Traffic Study approval and any other necessary design requirements.

18. The typical sections on the tentative maps are not necessarily approved as shown.

19. If the proposed Neighborhood Electric Vehicles (NEV) concept is approved within the road right of way of any street within the tract boundary, provide additional right of way (if necessary) to accommodate the required typical section.

20. Monument signs located on medians (within private drives or driveways to individual lots) shall not impede adequate line of sight to vehicles or pedestrians.

21. Provide adequate curb transitions on all Private Drives with variable right of way.

22. All gated entries proposed for any commercial lots shall substantially conform to the typical gate details provided in the "Private Drives and Traffic Calming Design Guidelines Manual". Provide additional stacking distance if determined to be necessary.

23. All emergency vehicle access gates shall remain closed at all times except during an emergency.

24. Provide stopping sight distance for 40 MPH design speed along “A” Street and intersection sight distance from all the driveways and intersections along “A” Street. Line of sight shall be within right of way or dedicated airspace easements. In areas where the intersection sight distance overlaps with the stopping sight distance, the more stringent of the two shall govern.

25. All line-of-sight easements shall be depicted on grading and landscaping plans.

26. Comply with the attached street lighting document dated 10/16/2024.

27. Comply with the attached approved traffic impact analysis memo dated 06/27/2024

    a. Submit signing and striping plans through EPIC-LA under “Public Improvement Plans: Signing and Striping Plan” directly to Public Works for review and approval.

    b. Submit traffic signal plans through EPIC-LA under “Public Improvement Plans: Traffic Signal Plan” directly to Public Works for review and approval.

    c. Submit Westside Phasing Analysis through EPIC-LA under “Engineering Studies: Traffic Study” directly to Public Works for review and approval.

28. Plant street trees on all public streets and provide irrigation.

29. Install postal deliver receptacles in groups to serve two or more residential units.

30. Underground all new and existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

31. Prior to final map approval, pay the fees established by the Board of Supervisors for the Westside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation.

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS NOT REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is in the County Lighting Maintenance District (CLMD) 1687. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works on all streets and highways within Project.

2. Provide streetlights on new concrete pole(s) with underground wiring. The streetlights shall be designed as a County owned and maintained system.

3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

4. For “private and public future” streets, provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). The operation and maintenance of the streetlights shall remain the responsibility of the owner, developer, or Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.

5. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.

6. For R3/CUP Projects, Street lighting plans shall be approved prior to issuance of building permits or road construction permits, whichever occurs first.

7. For subdivisions, Street lighting plans shall be approved prior to map recordation.

8. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

9. Annexation is not required.

TRANSFER REQUIREMENTS

10. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the

streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

11. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

    a. All required streetlights (LS-2/LS-3) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
    b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
    c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to rgholi@pw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.
    d. Any underlying road(s) or any associated road improvements have been accepted for public use.

    Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

12. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.

13. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

Additional Conditions for Edison owned Streetlight Transfer of Billing:

14. Comments/Additional Requirements:
    a. Annexation not required. Will still need to be filed with the State Board of Equalization through the County.

Prepared by: Robert Gholi Phone: (626) 300-4796

Date: 10/16/2024

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 27, 2024

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Daryl Zerfass
Stantec
38 TechnologyDrive
Irvine, CA 92618

Dear Mr. Zerfass:

ENTRADA SOUTH (TR53295)
& VALENCIA COMMERCE CENTER (PM18108) (VCC)
TRANSPORTATION IMPACT ANALYSIS (TIA) – APRIL 2024
UNINCORPORATED COUNTY OF LOS ANGELES AREA

Public Works has reviewed the Transportation Impact Analysis (TIA) dated April 2024 for the proposed development located in unincorporated County of Los Angeles in the Santa Clarita Valley. The proposed project reflects minor changes and refinements to the previously approved State-certified 2017 Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan: Final Additional Environmental Analysis therefore it will be referred to as the "Modified Project". Entrada South will consist of residential area and mixed use commercial. Valencia Commerce Center will consist of a business park (office/industrial/warehouse/retail).

Project's Transportation Impact Related to Level of Service

According to TIA Analysis, the Modified Project will not have new significant project transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Cumulitave Transportation Impact Related to Level of Service

According to TIA Analysis, the Modified Project will not have new significant cumulative transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Mitigation Related to Level of Service

The previous mitigations identified in the State-certified 2017 Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan: Final Additional Environmental Analysis Documents are still required to be implemented to address the previous project transportation impacts and cumulative transportation impacts of the project. The project shall design and construct or contribute its proportionate share of the cost for the mitigation measures as identified in the Mitigation Monitoring and Reporting Program of the 2017 Newtdmhall Ranch Resource Management and Development Plan and pineflower Conservation Plan: Final Additional Environmental Analysis Documents. We generally agree with the findings in the TIA.

Vehicle Miles Traveled Analysis

For informational purposes, a Vehicle Miles Traveled analysis was conducted. According to the TIA, the modified project would not result in a new significant project transportation impact in the unincorporated County. According to the TIA, the modified project will not result in a new significant cumulative transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Transportation Demand Management Plan

According to the TIA, the project previously proposed Transportation Demand Management measures (see attached Appendix F of the TIA) to reduce vehicle trips which were required as part of the State-certified 2017 Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan: Final Additional Environmental Analysis. We generally agree with the findings in the TIA.

Site Access Requirements

According to the TIA the project shall provide the improvements as described in Table 4-13, Table 4-14, and Table 4-15 of the TIA (see attached). We generally agree with the findings in the TIA.

The design and construction of the improvements described in Table 4-13, Table 4-14, and Table 4-15 of the TIA shall be the sole responsibility of the project to the satisfaction of Public Works. Detailed signing and striping plans shall be submitted to Public Works for review and approval. Detailed traffic signal plans shall be submitted to Public Works for review and approval.

According to the TIA the project shall provide the following improvements. We generally agree with the findings in the TIA.

- Media Center Lane at Magic Mountain Parkway
    - Extend westbound left turn lane by approximately 21 feet

The design and construction of the improvements shall be the sole responsibility of the project to the satisfaction of Public Works. Detailed signing and striping plans shall be submitted to Public Works for review and approval.

- The Old Road at Turnberry Lane
    - Extend northbound left turn lane by approximately 51 feet

The design and construction of the improvements shall be the sole responsibility of the project to the satisfaction of Public Works. Detailed signing and striping plans shall be submitted to Public Works for review and approval.

Westside Phasing Analysis

In addition to the above mentioned improvements, the following item will be made a condition of approval for the project. A phasing analysis report, known as the Westside Phasing Analysis), evaluated the timing of required improvements commensurate with the proposed phased land development in the WestsideSanta Clarita Valley area. The improvements represent the cumulative impacts and mitigations from the Newhall Ranch Specific Plan as well as other planned devleopments in the Westside Santa Clarita Valley.

A Westside Santa Clarita Phasing Analysis report will evaluate the timing of the requirement improvements necessary to accommodate plannined development in the Westside area of the Santa Clarita Valley commensurate with the proposed project. At a minimum an update to the Westside Santa Clarita Phasing Analysis is expected to occur at the following development thresholds.

1) 3,176 residential units and 13.17 million square feet nonresidential uses
2) 6,066 residential units and 14.87 million square feet nonresidential uses
3) 14,515 residential units and 16.00 million square feet nonresidential uses
4) 21,373 residential units and 17.65 million square feet nonresidential uses
5) 25,001 residential units and 19.78 million square feet nonresidential uses
6) 27,615 residential units and 22.08 million square feet nonresidential uses

If you have any questions, please contact Mr. Kent Tsujii, Traffic Safety and Mobility Division, at (626) 300-4776 or ktsujii@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

AMIR IBRAHIM, PE, LS
Principal Engineer
Traffic Safety and Mobility Division

KT:wm
SP:\TSM\DOC\STU\LTRS MEMOS\5-29-2024-ESTU2021000506 SOUTH & VALENCIA TIA

Enc.

bc: Land Development (Suarez, Lasso)

Appendix F TDM REDUCTION CALCULATIONS

The following pages are from the RMDP/SCP EIR Appendix E (See Reference 9 in Section 1.3)

- UrbanTrans North America, Valencia Transportation Demand Management Plan (See Reference 8 in Section 1.3)
- Fehr & Peers, Quantification of Implementing TDM Strategies (See Reference 7 in Section 1.3)

Valencia

Transportation Demand Management Plan

October 2022

Prepared by UrbanTrans North America

Table of Contents

EXECUTIVE SUMMARY **1**

1.0 BACKGROUND INFORMATION **2**

1.1 REGIONAL SETTING 2

2.0 TDM STRATEGIES **7**

2.1 TDM STRATEGY DESCRIPTION 7

2.2 TDM RESOURCES 17

3.0 TDM IMPLEMENTATION PLAN **20**

3.1 FUNDING OPTIONS 20

3.2 ORGANIZATIONAL STRUCTURE 21

3.3 TMO CREATION ACTION PLAN 21

3.4 KEY IMPLEMENTATION ACTIONS 22

3.5 TIMELINE AND PHASING 25

4.0 PROGRAM MONITORING **26**

Executive Summary

The Valencia Transportation Demand Management (TDM) Plan[1] is a comprehensive plan designed to achieve reductions in vehicle miles traveled (VMT) and, in so doing, reduce greenhouse gas (GHG) emissions.[2] Accordingly, this TDM Plan provides a summary description of the existing and planned regional transportation network, a listing of each of the strategies that comprise this TDM Plan with corresponding information regarding application of the strategy, and a step-by-step plan of implementation.

The TDM Plan applies to new development located on the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas (the Project Site) that is facilitated by the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP) Project. Specifically, the TDM Plan will serve planned development within the Project Site, which consists of up to approximately 21,242 residential units; about 9.3 million square feet of commercial uses; and, numerous public facilities, including schools, fire stations, a library, and recreational amenities. This TDM Plan will serve as an "umbrella plan," with appropriate and customized application to individual villages and land uses, as applicable, located within the three planning areas (i.e., the Newhall Ranch Specific Plan, Entrada and Valencia Commerce Center sites).

The core objectives of the TDM Plan are to reduce the number of single occupancy vehicle trips, through the utilization of alternative forms of motorized and non-motorized transport and related strategies, and thereby reduce total VMT and the corresponding GHG emissions. Therefore, as presented below, the TDM Plan includes a number of strategies that enable the Project Site's residents, employees, and visitors to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation options. The TDM Plan relies, in part, on the design of the planned development and, in part, on innovative strategies developed by the transportation planning and engineering community to achieve

[1] Formerly called "Newhall Ranch TDM Plan". "Valencia" in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.

its objectives, and provides the foundational elements necessary for the successful implementation of the TDM strategies outlined herein.

A non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to provide the services required by this TDM Plan, as applicable. The TMO and the long-term implementation of the TDM Plan will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay; this payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties.

This TDM Plan is based, in part, on information and analysis contained in a technical memorandum entitled *RMDP/SCP Project: Transportation Demand Management Plan Evaluation*, Fehr & Peers (September 2016) and as updated in a technical memorandum entitled *Quantification of Implementing TDM Strategies*, Fehr & Peers (2022). The memorandum analyzes each of the VMT reduction strategies presented in this Plan and based primarily on guidance provided by the California Air Pollution Control Officers Association, calculates the VMT reduction expected to result with implementation of each strategy. The memorandum, including appendix and exhibits, provides technical support for the VMT reductions expected to be achieved with implementation of this Plan.

1.0 Background Information

1.1 Regional Setting

This section provides an overview of the existing and planned transportation network in the vicinity of the Project Site, including transit, roadways, bicycle/trails network, and the pedestrian environment.

The Project Site is located in the northern portion of unincorporated Los Angeles County in the Santa Clarita Valley. The Project Site area begins just west of Interstate 5 and continues to the boundary between Los Angeles and Ventura Counties, as shown in Figure 1. Traversing the Site is State Route (SR) 126, which functions as an east-west travel corridor between the Santa Clarita Valley and Ventura County. This section describes the transportation context to provide an understanding of the TDM needs and opportunities at the Project Site.

Figure 1: Project Site Vicinity Map



1.1.1 Transit Network

The Project Site is located within the City of Santa Clarita Transit service area. The agency operates nine local bus routes and four commuter routes that connect the City's neighborhoods with each other, as well as provide connections to regional transit via the following six transfer stations: the Santa Clarita, Newhall, Via Princessa, and Chatsworth Metrolink stations, the North Hollywood Red/Orange Line Station, and the McBean

Regional Transit Center, which includes a park and ride lot. Commuter Express Service also is available during rush hours to Century City and downtown Los Angeles.

On average, service frequency for local bus routes ranges from 30 minutes to an hour during morning and evening peak hours. Most routes run between 5:00 A.M. and 9:00 P.M. on weekdays. Weekend service is less frequent, starts later in the morning, and ends earlier in the evening. Commuter train service into downtown Los Angeles is provided via the Metrolink Antelope Valley Line, which takes less than an hour to reach Union Station and runs 11 times a day. From the North Hollywood Metro Station, the Red Line runs every ten minutes through Hollywood to Union Station, a ride that takes approximately 30 minutes. The Orange Line serves points west and terminates in Chatsworth. Figure 2 shows a map with regional connections. Figure 3 illustrates the existing local Santa Clarita Transit Network.

Figure 2: City of Santa Clarita Transit Regional Transit Connections

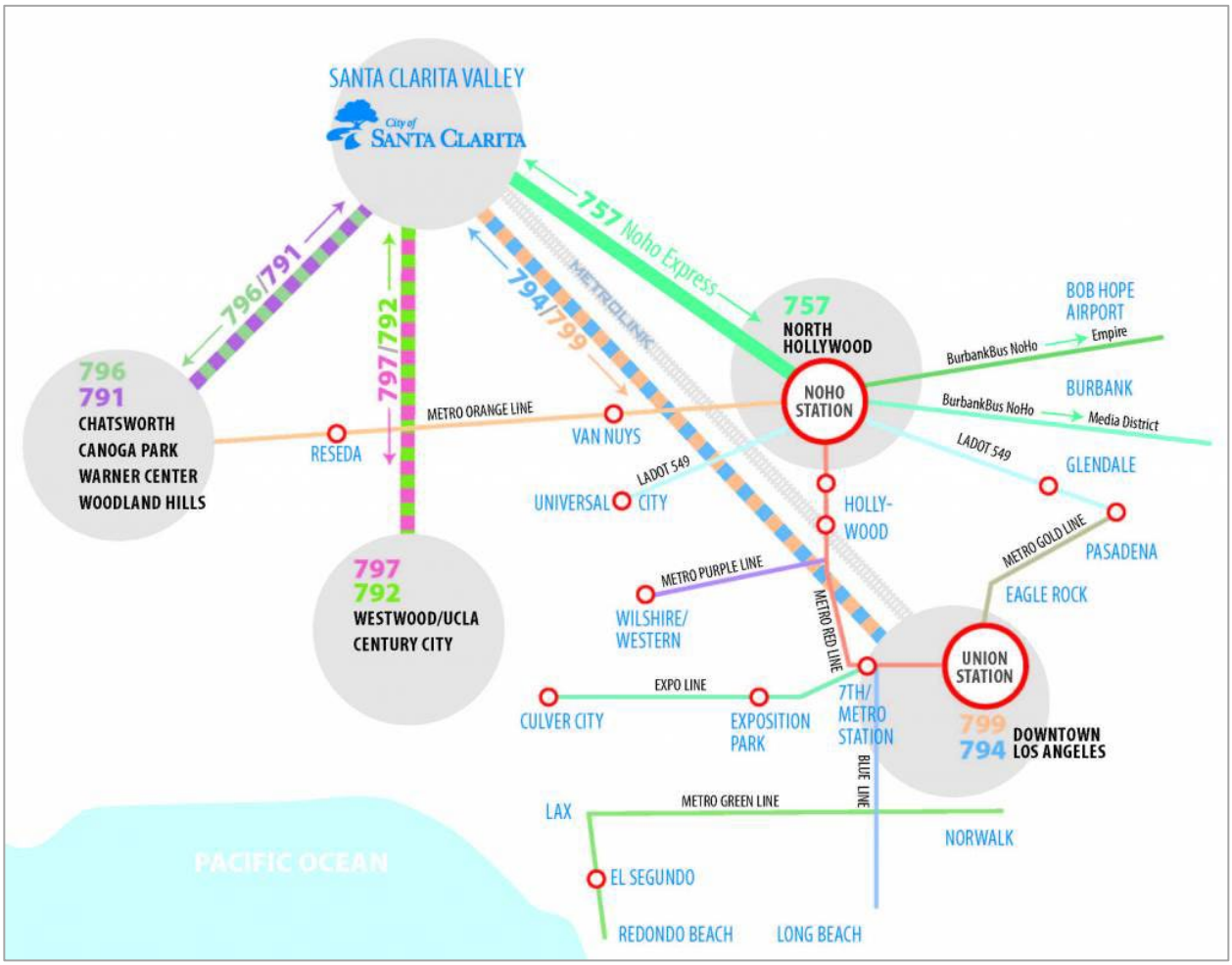
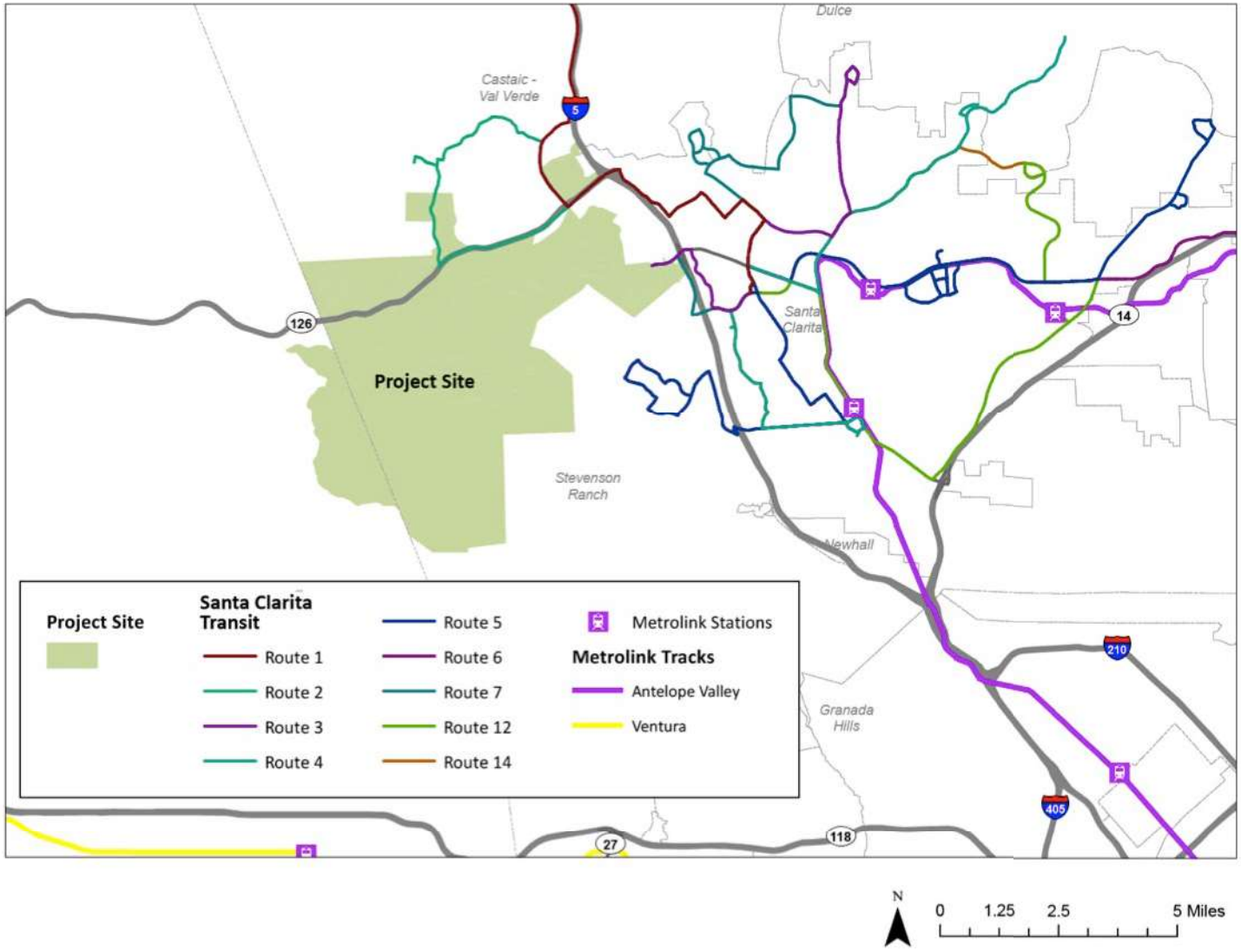


Figure 3: City of Santa Clarita Transit Local Service



1.1.2 Major Roadways

The Project Site is easily accessible from Interstate 5, which runs north-south and connects to downtown Los Angeles, and from Highway 126, which runs east-west between I-5 and the City of Ventura. A northward expansion of existing high occupancy vehicle (HOV) lanes from Highway 14 to north of Highway 126 is planned and scheduled to be completed in 2023. Within the Project Site area, an extension of Magic Mountain Parkway will run through the center of the site and connect with Long Canyon Road, an extension of the existing Valencia Boulevard. North-south connections will be provided by the extension of Commerce Center Drive, which will connect across Highway 126 to the Valencia Commerce Center, and by Long Canyon Road, which will connect to the existing Chiquito Canyon Road north of Highway 126. These new roads will be constructed as major and secondary highways along which transit service will be available.

1.1.3 Bicycle/Trails Network

The Los Angeles County Bicycle Master Plan adopted in 2012 identifies the addition of bike paths, lanes, or routes to several roadways adjacent to the Project Site. Planned improvements include bike paths and lanes along The Old Road, Castaic Creek, and the Santa Clara River/Highway 126. The bicycle master plan and related resources can be found here: https://dpw.lacounty.gov/pdd/bike/masterplan.cfm.

In 2020, the City of Santa Clarita adopted an update to its non-motorized transportation plan, which includes network and infrastructure improvements, facility design recommendations, and programmatic recommendations, including bicycle education and encouragement programs. The City of Santa Clarita is a Bronze level Bicycle Friendly Community, a recognition awarded by the League of American Bicyclists. The city's web site includes maps, bike parking information, safety tips, bicycles and transit information, and other resources. See: http://bikesantaclarita.com/.

The Project's proposed network of bicycle and multi-use trails generally will resemble the extensive existing trail network in neighboring Valencia. Off-street, multi-use trails will connect the villages within the Project Site. They will be supplemented by paseos, wide sidewalks with lighting, benches, and shade trees that provide connections to activity centers, such as schools, recreation centers, and neighborhood centers. On-street bike lanes will be provided on major roads as well.

1.1.4 Pedestrian Environment

Sidewalks will be provided along all roads within the planned development located on the Project Site, supplemented by the trail network. Cul-de-sacs are part of the street design in certain locations, although pedestrian connections will be provided at some of the planned cul-de-sacs to improve pedestrian connectivity.

2.0 TDM Strategies

The strategies outlined below shall be implemented pursuant to this TDM Plan. However, in light of the ongoing evolution of transportation technology and advancements, the strategies set forth below may be modified or replaced, as necessary, with alternative strategies of equal or enhanced effectiveness. Therefore, the applicant (or its designee) and/or the TMO, or equivalent management entity, shall periodically evaluate the parameters of this TDM Plan so as to ensure that the strategies are meeting the needs and priorities of the residents, employees, tenants, and visitors to the Project Site. As new technologies and strategies become available, the TDM Plan can be modified in order to implement alternative technologies and/or strategies of equal or enhanced effectiveness.

2.1 TDM Strategy Description

The following is a brief description of each TDM strategy and its application to the Project Site.

<u>Construction</u>

1. **Construction Traffic Management Plan**

   Description: A construction traffic management plan can be effective both to reduce VMT and reduce the potential construction-related congestion on traffic by maintaining mobility to, from, and within the Project Site during the construction period.

   Application: Prior to issuance of a grading or building permit for each village level project, the applicant, or its designee, shall develop a Construction Traffic Management Plan that may include, as applicable: worker carpools through available incentives; remote parking areas and corresponding shuttle service; work hours and truck deliveries scheduled to the extent feasible to avoid peak hour traffic conditions (i.e., 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.); and re-routing construction-related traffic from congested streets (i.e., those streets, if any, operating at unacceptable levels of service during the peak hours).

Operation

1. **Integrate Affordable and Below Market Rate Housing**

   Description: Income has a statistically significant effect on the probability that a commuter will take transit or walk to work[3]. Below Market Rate (BMR) housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit. Incorporating BMR also can encourage smaller units within the same building footprint, thereby increasing density and potential transit ridership.

   Application: The applicant, or its designee, shall include an Affordable Housing Program as part of the planned development within the Project Site, in accordance with the County of Los Angeles' Newhall Ranch Specific Plan approvals.

2. **Pedestrian Network**

   Description: Providing a pedestrian access network to link areas of a Project Site encourages people to walk instead of drive. This mode shift results in people driving less and, thus, a reduction in VMT.

   Application: The applicant, or its designee, shall include within the planned development located on the Project Site pedestrian-movement facilities (e.g., sidewalks, paseos, and trails as depicted in the Newhall Ranch Specific Plan Mobility Plan) that eliminate physical barriers and provide pedestrian-based access to both on- and off-site complementary land uses (e.g., neighborhood-serving commercial retail opportunities; schools; recreational amenities).

3. **Traffic Calming**

   Description: Providing traffic calming measures can encourage people to walk or bike instead of using a vehicle, thereby reducing VMT. Examples of traffic calming features include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.

[3] Bento, Antonio M., Maureen L. Cropper, Ahmed Mushfiq Mobarak, and Katja Vinha. 2005. "The Effects of Urban Spatial Structure on Travel Demand in the United States." *The Review of Economics and Statistics* 87,3: 466-478.

Application: The applicant, or its designee, shall include within the planned development located on the Project Site design elements that reduce motor vehicle speeds and improve pedestrian and bicyclist safety on the on-site streets and intersections. These design elements may include, but are not limited to, count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.

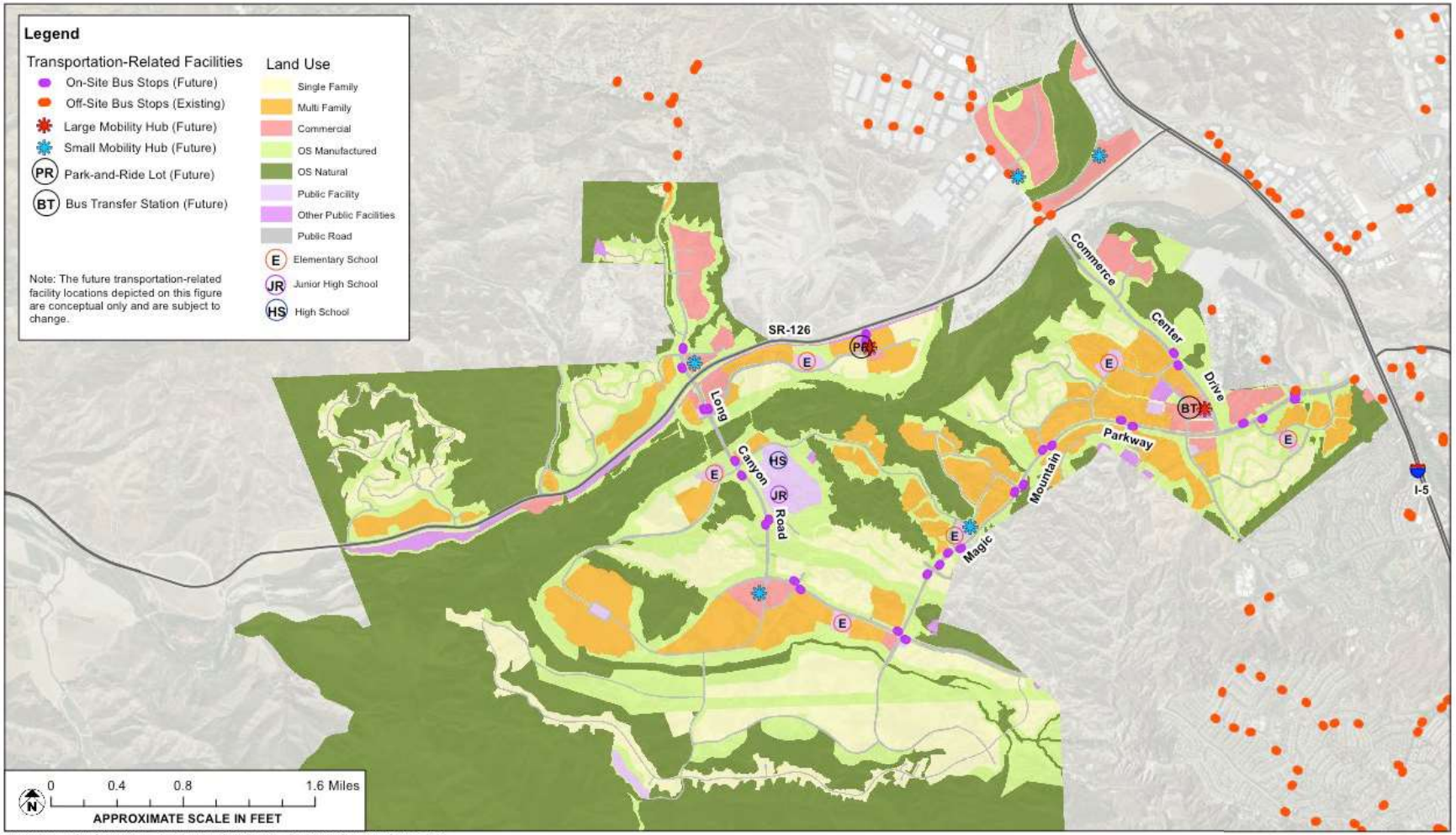
4. **Transit Network Expansion**

Description: Increasing transit availability through route expansion or increasing existing transit frequency improves access to the Project Site and, therefore, will encourage transit ridership. This mode shift results in people driving less and, thus, a reduction in VMT.

Application: The TMO, or its equivalent management entity, shall coordinate with the local transit agencies, including Santa Clarita Transit, to implement the Conceptual Transit Plan illustrated on Figure 4, to provide an expanded transit network that connects the Project Site to major transit centers in the Santa Clarita Valley, and enhance on and off-site connectivity options via transit.[4] The expanded transit network shall include bus stops located throughout the development area, a bus transfer station, and a park-and-ride lot to the extent deemed appropriate.

[4] See, Fehr & Peers Technical Memorandum, *RMDP/SCP Project: Transportation Demand Management Plan Evaluation* (September 2016), Exhibit 2.

Figure 4: Conceptual Transit Plan



SOURCE: Hunsaker & Associates - 2016; Santa Clarita Transit - 2016; Meridian Consultants - 2016

FIGURE A

Meridian

Conceptual Transit Plan

5. **Alternative Work Schedules and Telecommute Program (Residential End)**

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: In furtherance of this strategy relative to Project residents, the TMO, or its equivalent management entity, shall utilize all appropriate marketing tools, including incentive strategies, to promote alternative work schedules and telecommuting on the part of Project residents, as feasible. In addition, the applicant, or its designee, shall construct all residential units to facilitate installation of high-speed internet services.

6. **Required Commute Trip Reduction Program**

Description: A Commute Trip Reduction (CTR) program is an employer-administered program that discourages single-occupancy vehicle trips and encourages alternative modes of transportation such as carpooling, taking transit, walking, and biking. A CTR program provides employees with assistance in using alternative modes of travel and provides both "carrots" and "sticks" to achieve behavior change. A typical CTR program may include the following: preferential carpool parking, flexible work schedules for carpools, ridematching, designation of a transportation coordinator, transit subsidies, vanpool assistance, and bicycle end-trip facilities (e.g., parking, showers, and lockers). Participation in required commute trip reduction programs typically is required of employers above a certain size threshold, exempting small businesses and non-traditional employers from the requirement to participate.

Application: The TMO, or its equivalent management entity, shall coordinate with large business employers of the planned development located on the Project Site to implement a required CTR program that may include, but is not limited to, the utilization of ride sharing; provision of transit subsidies and preferential parking to carpools, vanpools and other commute strategies that minimize the use of single occupancy vehicles; and installs end-of trip bicycle facilities. As part of the program, the TMO (or equivalent management entity) shall establish performance and monitoring standards for the program's implementation status. In furtherance of this strategy, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants, employers, and employees of the Project Site's commercial areas, which establish and promote the benefits of commuting habits that reduce vehicle miles traveled. Additionally, the applicant/designee or the TMO (or equivalent management entity), as applicable, shall coordinate with

commercial builders/property owners to promote ridesharing through a multi-faceted approach that includes, but is not limited to, the measures below:

- Designating a certain percentage of parking spaces for ride-sharing vehicles that is equivalent to at least one dedicated parking space per 25,000 square feet of office space;

- Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; and

- Providing a web site or message board for coordinating rides

7. **Alternative Work Schedules and Telecommute Program (Work End)**

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: The TMO, or its equivalent management entity, shall coordinate with employers of the planned development located on the Project Site to facilitate the utilization of non-traditional worker commute patterns, for both Project residents and Project employees, by encouraging the use of alternative work schedules and telecommuting. In furtherance of this strategy for Project employees, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants and employers located in commercial areas on the Project Site that establish the benefits of alternative work schedules/telecommuting and provide successful templates for the implementation of such alternative approaches in the workplace. Additionally, any property management company managing commercial property on the Project Site shall require employers with 100 or more employees within the Project Site to develop and implement an alternative work schedules/telecommuting program consisting of the following elements: (1) appointment of a program coordinator; (2) identification of specific categories of employment positions that are appropriate for alternative work schedules and/or telecommuting; (3) provision of required equipment for telecommuting (e.g., hardware, software, and security); and (4) establishment of communications strategies to facilitate satisfaction of employment responsibilities (e.g., instant messaging). In furtherance of this strategy for Project residents, all residential units will be constructed with high-speed, high-capacity internet, and will be included in the TMO's marketing and incentive strategies.

8. **School Bus Program and School Travel Program**

Description: School travel can be a large vehicle trip generator. Under a school bus program, student school bus transit subsidies and Safe Routes to School (SRTS) programming have shown to be important and cost-effective ways to reduce overall trips in the community.

Application: The applicant, or its designee, in coordination with the Project Site's school districts shall establish a school bus program by offering fully subsidized transit passes to all Junior High and High School students residing within the Project Site. The TMO will staff a Safe Routes to School Coordinator position to work with all Valencia Elementary Schools to coordinate SRTS programming. In addition, the TMO will fund a part-time SRTS coordinator position at each of the three school districts (0.25 FTE per district) to leverage resources and coordinate and implement school travel planning to promote the school bus program as well as to provide education, encouragement, and incentives intended to increase taking transit, biking, walking, and carpooling to school. The school bus program, including the transit subsidies and SRTS program, and related staffing will be phased in based on the number of on-site schools and students residing within the Project Site.

9. **Transit Fare Subsidies for Employees**

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund and shall coordinate with those employers of the planned development located on the Project Site not required to participate in the Required Commute Trip Reduction program (Strategy 6) to provide alternative transportation subsidies to employees who commute to jobs located within the Project Site*.*

10. **Carshare Program**

Description: Carshare members, on average, have lower auto ownership rates and drive less than non-carshare members. One study found that, on average, 21% of carshare members in North America gave up their primary or secondary vehicle after joining a carsharing program[5].

[5] IBI Group. (2009). *Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards.* The City of Toronto.

Application: The TMO, or its equivalent management entity, shall establish a membership-based carshare program, whereby members have access to a shared fleet of vehicles. In order to incentivize participation, carshare program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership fee for up to 50 percent of the market rate households that elect to participate in the program (i.e., a 50% subsidy for all households that elect to participate in the program, capped at 50% of the total Project households); and, will subsidize 100 percent of the annual fee for up to 100 percent of the below market rate households. In the event the TMO is unable to retain a commercial carshare vendor, the TMO may consider diverting the funds otherwise planned to provide membership subsidies to the establishment of a peer-to-peer carsharing model, such as Getaround. The peer-to-peer model relies on private individuals registering their car for use by other residents for a fee. To ensure comparable levels of service and reliability to a traditional carshare provider (such as Zipcar), the peer-to-peer model would require aggressive marketing, outreach, and incentives to ensure that a sufficient fleet is established in terms of the number of vehicles and their locations. Another alternative approach could be the establishment of a Valencia-specific carshare service, as has been done successfully in small cities such as Ithaca, New York (population 30,515).

11. **Neighborhood Electric Vehicle (NEV) and Electric Bicycle (E-Bike) Strategy**

Description: NEVs are classified in the California Vehicle Code as a "low speed vehicle". They are electric powered and must conform to applicable federal automobile safety standards. NEVs offer an alternative to traditional vehicle trips and can legally be used on roadways with speed limits of 35 MPH or less (unless specifically restricted). They are ideal for short trips up to 30 miles in length and can promote a mode shift from single-occupancy vehicles, particularly in their ability to replace short trips.

E-Bikes present another travel option with similar mode shift potential for short trips. Low-speed, pedal-assisted and throttle-assisted E-Bikes (Class 1 and 2) can reach a maximum speed of 20 MPH and are allowed by state law on all bicycle facilities, including dedicated bicycle paths, unless a local ordinance specifies otherwise. A survey conducted in 2015[6] showed that E-Bikes are particularly

[6] "E-bikes in North America: Results from an Online Survey," John MacArthur, http://www.bikeleague.org/sites/default/files/E_bikes_mini_report.pdf.

popular in hilly areas and improve the mobility of older residents or people with disabilities who are unable to ride a standard bicycle. Class 1 and 2 E-Bikes do not require a driver's license, registration or insurance and the State of California specifies no minimum age.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site a comprehensive, interconnected travel network that accommodates NEV use and includes features such as NEV parking, charging facilities, striping, signage, and educational tools. Additionally, the applicant or its designee will provide funding for a subsidy covering 25 percent of the NEV purchase price (up to a $2,750 subsidy) that would be made available to residential detached single-family units located on the Project Site. The applicant or its designee also will provide funding for a subsidy covering 50 percent of the E-Bike purchase price (up to a $750 subsidy) that would be made available to all residential units on the Project Site. Subsidies will be made available to original homeowners. Should funding remain available at build-out, the TMO may expand eligibility to subsequent homeowners.

12. **Mobility Hubs**

Description: Mobility hubs are one-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, and other commuter amenities. Mobility hubs are designed to facilitate multi-modal travel and encourage mode shifts by co-locating services and aggregating information.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site four small mobility hubs and two large mobility hubs. The following amenities are typical amenities that may be included at each mobility hub, dependent upon size (see *RMDP/SCP Project: Transportation Demand Management Plan Evaluation, Fehr & Peers, September 2016, Exhibits 3 and 4*):

Small Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage

- Co-location of carshare and bikeshare

Large Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage
- Co-location of carshare and bikeshare
- Designated park-and-ride spaces

13. **Tech-Enabled Mobility**

Description: Advances in technology have led to innovative new TDM opportunities. Recent technological applications include improved ride matching apps, real-time ride sharing, and innovative platforms that allow for trip planning, trip tracking, the administration of rewards programs, and real-time bus information.

Application: The TMO, or its equivalent management entity, shall establish as part of the planned development located on the Project Site a one-stop website for transportation information, as well as complementary apps for mobile devices and computers.

14. **Bike/Scootershare Program**

Description: Similar to carshare members, bikeshare members also have lower auto ownership rates and drive less than non-bikeshare member counterparts. Studies have found that on average 7% of bikeshare members replaced their personal vehicle with the bikeshare[7]. Both bikeshare and scootershare programs have been shown to reduce vehicle trips and associated greenhouse gas emissions.

Application: The TMO, or its equivalent management entity, shall establish a station-based or dockless bike/scootershare system on the Project Site with up to 24 stations or designated micromobility parking areas, in the case of a dockless system. The system may offer a variety of micromobility devices, however, at least fifty percent of the fleet will be comprised of electric devices. In order to increase

[7] Johnston, K. (2014, April 7). Beyond Urban Planning: The Economics of Capital Bikeshare. *Georgetown Public Policy Review*. Retrieved from http://gppreview.com/2014/04/07/beyond-urban-planning-the-economics-of-capital-bikeshare/

ridership, program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership cost for up to 1.5 percent of Project residents who live in market rate housing; and 100 percent of the annual household membership cost for below market rate households.

15. **Transit Fare Subsidies for Residents**

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund, and shall provide alternative transportation subsidies to residents located within the Project Site (up to 3250 passes based on anticipated participation rates). Market-rate properties must be part of the HOA or pay TMO dues for their residents to qualify.

Table 1: TDM Plan Performance Metrics and Targets, sets forth the applicable performance metrics and targets for each strategy identified for implementation herein. Notably, however, and as described in Chapter 4.0 below, implementation of this "umbrella plan" will be subject to applicability evaluations and customization efforts in conjunction with the processing of County-level entitlements for planned development located on the Project Site. The overall implementation of this TDM Plan on the Project Site is anticipated to produce the desired effect and facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

2.2 TDM Resources

The following regional and local resources presently are available to facilitate implementation of the TDM Plan.

2.2.1 Go511

Go511 is Southern California's traffic information portal. It links commuters and employers to resources and information about car- and vanpooling, trip planning, commute costs, current traffic, and other helpful commute information. It offers regional employer programs, including a free Guaranteed Ride Home program, which provides commuters

who take transit, car- or vanpool, or bike or walk to work with a free ride home in case of an emergency.

The affiliated ride share service, RideMatch, a joint partnership between Los Angeles County, Orange County, and Ventura County, provides commuters with a platform to find a car- or vanpool match, as well as other local resources and incentives for use. Additional employer and commuter programs are available from the Los Angeles County Metropolitan Transportation Authority, which also offers assistance with and incentives for setting up vanpools.

Associated web sites:

http://www.go511.com/
https://www.ridematch.info/
http://www.metro.net/riding/rideshare/

2.2.2 Vanpool Providers

Commuter vanpooling is a transportation mode that encourages employees who live near each other to commute to work via a van leased to the group by a private company. Three vanpool providers operating in Southern California are Commute with Enterprise, Green Commuter, and AVR Vanpool. The Los Angeles County Metropolitan Transportation Authority (Metro) has a vanpool program that offers assistance with vanpool formation and provides a subsidy of up to $500 subsidy per vanpool. An additional subsidy may be available through Rideshare L.A. County as a pilot program.

Associated web sites:

https://www.metro.net/riding/vanpool/
https://rideshare.lacounty.gov/vanpool-new/
https://www.commutewithenterprise.com/en.html
https://www.airportvanrental.com/vanpool
https://greencommuter.org/vanpooling

2.2.3 Ridesourcing Options

In addition to traditional taxicab service, both Uber and Lyft operate in a service area that includes the City of Santa Clarita and the County of Los Angeles, including the Project Site.

Both companies allow users to request rides real-time via a mobile app with payment processed through the app and offer carpooling options on the fly (Lyft Shared and UberX Share). Rides are generally less expensive than a taxi ride, based on supply and demand of drivers and passengers.



3.0 TDM Implementation Plan

Following the California Department of Fish & Wildlife's (CDFW) approval of the Newhall Ranch RMDP/SCP, implementation of this TDM Plan is overseen by the County of Los Angeles as individual village-level projects are processed and approved by the County. Because the VMT-reducing strategies that comprise the TDM Plan are expected to have varying levels of applicability and degrees of effectiveness for individual village-level projects, the TDM Plan (including performance metrics) may be refined, as necessary, as part of the County's approval process, to reflect the relevant characteristics (e.g., land use mix) of each respective village.

Notwithstanding, the performance metrics identified in this TDM Plan shall be met in full, upon buildout of all development facilitated by the RMDP/SCP. In the event the maximum development potential authorized by CDFW's approvals is not achieved as part of the County's approval processes for the individual village-level projects, the VMT-reducing strategies and performance metrics may be adjusted to reflect the modified buildout projections while maintaining consistency with the core objectives of this TDM Plan (i.e., to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized and non-motorized transport and related strategies and, thereby, reduce total VMT and the corresponding GHG emissions).

3.1 Funding Options

The TMO and the long-term implementation of the TDM Plan, including transit, carshare and bikeshare programs subsidies, will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay. The payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties. The applicant or designee will provide funding for infrastructure components, such as mobility hubs, traffic calming, the pedestrian network, bikeshare facilities, and NEV/E-Bike subsidies. As needed, the applicant, or its designee, also may subsidize TMO operation during the first years until revenues from assessments are sufficient to fund the annual TMO operating expenses.

3.2 Organizational Structure

As previously discussed, a non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to deliver the programs and services identified in this TDM Plan, as applicable.

3.3 TMO Creation Action Plan

It is estimated that the start-up activities to prepare for implementation of the TDM programs and strategies identified in this plan will begin approximately three months prior to issuance of the first building permit. The timing ensures that an organizational structure that facilitates the receipt of funds and the provision of applicable TMO services will be in place as soon as the first property owners and tenants move in. The TMO will be a non-profit organization. The governing body's membership gradually will expand to include a growing number of property owners as they begin occupancy at the Project Site. TMO creation steps are as follows:

- **Create a TMO and form a governing body:** If the TMO is a division of an existing entity, such as a master owners' association, this step simply involves formalizing and expanding a steering committee. If the TMO is envisioned as an independent non-profit organization, the steps for incorporating the entity are listed below.
- **Incorporation of the TMO (optional):** The process for incorporating a TMO is outlined below.
    - Draft and file the articles of incorporation
    - Recruit and appoint a Board of Directors
    - Draft by-laws and conflict of interest policy
    - Conduct initial board actions (election of board officers, approval of the by-laws and conflict of interest policy, and establishment of a bank account).
    - Obtain an employer identification number
    - File the initial registration form (Form CT-1) with the California Attorney General's Registry of Charitable Trusts
    - File the Statement of Information (Form SI-100) with the Secretary of State
    - Apply for federal tax exemption with the Internal Revenue Service (IRS) and receive a determination letter from the IRS
    - Apply for California tax exemption with the California Franchise Tax Board (FTB) and receive an affirmation of exemption letter from the FTB

3.4 Key Implementation Actions

Implementation of the TDM Plan shall be phased in, based on the mix of uses developed, occupancy rates, need, and demand. Additionally, in coordination with the County of Los Angeles, the applicant (or its designee) shall review the planned development located within the Project Site concurrent with the processing of County-level entitlements for each village. Each village's land use map, composition of land use categories, and geographic placement within the Project Site shall guide the determination of the precise implementation of the strategies identified herein. It is not anticipated that every village necessarily will implement each strategy enumerated in this TDM Plan (e.g., each village may not include its own mobility hub). Village-specific performance metrics and targets will be prepared in conjunction with the County's approval process for use in lieu of the overarching metrics and targets presented in Table 1. That said, the overall implementation of this TDM Plan on the Project Site is anticipated to facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

3.4.1 Start Up Activities

The start-up activities summarized below will be undertaken to prepare for TDM service delivery. The applicant, or its designee, will:

- Hire staff and establish the TMO, including creation of a financial structure and accounting procedures

The applicant, or its designee, and TMO staff will proceed to:

- Create the TMO budget and ensure TDM program funding by finalizing assessment rates;
- Identify stakeholders and establishing the relationships necessary to successfully implement the TDM strategies;
- Finalize a business plan and create a detailed work plan;
- Create TMO branding and identity;
- Develop a marketing plan;
- Create a steering committee; and
- Establish monitoring and evaluation procedures.

3.4.2 Year One Activities – Based on development triggers

The activities described in this section prepare the TMO for effectively implementing its service when certain milestones are reached. These include employers and residents moving in, schools opening, and bikeshare and carshare systems launching. These activities do not necessarily happen during the first year of operation; instead, they are triggered by differing development milestones dependent upon the particular strategy and, generally, correspond to the first year of residential occupancy or the first year of school operation within the district unless otherwise noted. The timeline in section 3.5 below lists the triggers along with the corresponding strategies and actions. In Year One, the TMO will:

- Initiate the preparation of marketing materials, which may include new resident and new employee welcome kits, as well as general marketing materials;
- Establish an incentive structure for behavior-supportive subsidies, including prizes for drawings or giveaways to be used to incentivize and reward change from single occupant vehicle travel;
- Begin working with employers prior to their move to the Project Site;
- Conduct outreach to developers and property managers to ensure that preferential carpool parking, loading and passenger waiting zones and other end-of-trip facilities are implemented;
- Develop an effective system to administer payment of transit, bikeshare, and carshare program subsidies to employees, students and residents, as applicable;
- Develop a SRTS travel planning strategy that will promote transit service and encourage walking, biking and carpooling to school;
- Assess and employ tech-enabled mobility to provide functionalities such as trip planning, ridematching, ridehailing, trip tracking, rewards programs, and others;
- Begin implementation of monitoring and evaluation activities;
- Launch bikeshare program;
- Launch carshare program.

3.4.3 Ongoing Activities – Years 2 – 5

While specific implementation details will evolve over time and may be adjusted based on new strategies, technologies, or approaches that become available, these general categories will remain key components of program implementation during the first five years and beyond. During these years, TMO staff will:

- Administer transit/alternative transportation subsidies and introduce bikeshare and carshare subsidies as the programs are launched;
- Implement a residential engagement strategy to educate residents about alternative transportation options, available subsidies, and related programs;
- Implement an employer engagement strategy to educate both employers and their employees about the commute options, subsidies, and programs available to them;
- Administer school travel planning programs, such as school pools, walking, school bus, bike trains, incentives, and other programs available at that time; and
- Continue to monitor and evaluate TDM activities.

3.5 Timeline and Phasing

This timeline of TMO activities was developed to provide an estimate of when, during the development phasing process, certain actions need to begin in order to ensure service delivery as building occupancy occurs. The timeline may be adjusted based on changes to the TDM strategies. The TMO will begin operations approximately after the 1,000th residential unit has been occupied. Once the TMO is operational, the implementation will follow the triggers outlined in Table 1 below.

Table 1: Development Triggers

Timeline	Development Triggers	Applicable Land Use				Strategy	Actions
		Residential	School	Retail	Office		
	Approximately at 1,000 residential units occupancy	✓	✓	✓	✓	TMO operations	TMO begins operations. Branding and marketing plan development begins.
	Prior to first occupancy		✓	✓	✓	Required commute trip reduction program	TMO outreach to developers to ensure preferential parking, passenger loading for rideshare vehicles, waiting areas for rideshare
	Prior to occupancy for each applicable land use	✓	✓	✓	✓	TMO operations	Implement systems to deliver subsidies to residents, students, and employees
			✓			SRTS travel planning	Develop school travel planning program, implementation of programs
			✓	✓	✓	Required commute trip reduction program	Pre-relocation employer outreach
		✓				Alternative transportation subsidies - affordable housing	Market subsidies to affordable housing residents
			✓	✓	✓	Alternative transportation subsidies - employees	Work with employers to market alternative transportation subsidies
			✓	✓	✓	Alternative work schedules & telecommute program	General employer outreach, assistance to employers >100 employees, develop monitoring methods and begin tracking of implementation at large employer sites (>100 employees)
		✓				Alternative work schedules & telecommute program	Residential outreach through welcome kits and marketing
			✓	✓	✓	Required commute trip reduction program	Select and launch ridematching tool
		✓	✓	✓	✓	Tech-enabled mobility	Manage web site updates, app selection, distribution & marketing, etc.
	1,250 residential units in each village	✓				Carshare program	Begin implementation of carshare program and promotion of subsidies to residents
		✓				Bikeshare program	Begin implementation of bikeshare program and promotion of subsidies to residents

Activities that do not fall under the purview of the TMO, such as the review and approval of construction traffic management plans, inclusion of affordable housing, the development of a pedestrian network, traffic calming, and the transit network expansion, shall be incorporated into the County of Los Angeles' development review and approval activities and, in the case of transit expansion, coordinated and negotiated with City of Santa Clarita Transit.

4.0 Program Monitoring

The applicant (or its designee) and/or the TMO or equivalent management entity will track the progress towards meeting the performance metrics and targets identified in Table 2, RMDP/SCP TDM Plan Performance Metrics and Targets. Such monitoring includes verification of the installation of infrastructure components, payment of subsidies, and implementation of the various programs and services identified in this TDM plan. Progress will be monitored as identified in Table 2 to ensure that program goals are met and to inform the implementation of TDM strategies going forward.

Progress towards meeting the identified targets will be tracked via the following data collection mechanisms:

- Field verification: Field verification primarily will be used to verify installation of infrastructure components such as the Pedestrian Network, Traffic Calming, NEV travel network, Mobility Hubs, and Bikeshare Network. The field verification will be performed by the TMO or equivalent entity.

- Resident Surveys: The TMO or equivalent entity will track program participation and conduct resident surveys as needed to track the following metrics:
    - Percentage of workforce residents participating in an alternative work schedule;
    - Percentage of students arriving at school via public transit or non-motorized modes;
    - Percentage of households with a carshare membership;
    - Percentage of households with an NEV or E-Bike; and
    - Percentage of below-market households with a subsidized transit pass.

- TMO Reports: The TMO or equivalent entity will prepare an annual report detailing its activities and accomplishments, including the establishment of, and ongoing activities related to:

    - Required Commute Trip Reduction Program; and
    - Tech-enabled Mobility Program.

- Employer Reports/Surveys: Employers will submit an annual report to the TMO, or participate in an annual survey conducted by the TMO, as appropriate, to ensure the following metrics are tracked:
    - Percentage of employees participating in an alternative work schedule;
    - Percentage of employees receiving a discounted transit pass or other alternative transportation subsidy.

Additional methods listed in Table 2 include the review of partnership documents and reports from partnering agencies, and final as-built documents.

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
1	Integrate Affordable and Below Market Rate Housing	Because income has a statistically significant effect on the probability that a commuter will take transit or walk to work, affordable and below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit.	Percentage of deed-restricted, below market housing units	10% of total housing units upon full build-out of the development facilitated by the RMDP/SCP	Review of deed-restricted, below market housing units within the development divided by total number of housing units	Once after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
2	Pedestrian Network	Pedestrian facilities, such as sidewalks, paseos, and trails.	Pedestrian network build-out that provides internal pedestrian facilities and facilities that connect off-site	Full build-out of planned pedestrian network that provides internal and external pedestrian connections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections. These measures include but are not limited to: count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.	Percentage of streets and intersections with a traffic calming improvement	100% of streets and intersections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
4	Transit Network Expansion	Extension of Santa Clarita Transit routes into Valencia.	Extension of transit system coverage throughout RMDP/SCP project area to each village, consistent with the Conceptual Transit Plan (or equivalent)	Extension results in 80% increase in Santa Clarita Transit system network coverage within the RMDP/SCP project area, as compared to the existing coverage provided within the project area	Transit Operator Reports	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
5	Alternative Work Schedules and Telecommute Program (Residential End)	High-speed internet available to residents and marketing efforts by the Transportation Management Organization (or equivalent entity).[8]	Percent of workforce residents participating in an alternative work schedule	10% of workforce residents participating in an alternative work schedule	Resident Surveys/Big Data[9]	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
		Internet speeds	Pre-wired residential access to high-speed internet	Internet Service Provider Reports	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village	
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures, such as ride-sharing, marketing, transit fare subsidy, preferential parking, and/or end-of-trip facilities at larger employers. (This is neither intended to be an inclusive or exclusive list of potential measures.)	Program established with a threshold for participation set such that at least 50% of employees at Valencia are captured in the program	Establishment of a multi-strategy program that includes components such as preferential carpool parking, flexible work schedules for carpools, transit fare subsidies, ridematching, designation of a transportation coordinator, vanpool assistance, and bicycle end-trip facilities	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	Percent of employees participating in an alternative work schedule	10% of employees participating in an alternative work schedule	Employer Report or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
8	School Bus Program	Fully subsidized school bus transit pass to all junior high and high school students	School bus transit passes distributed to Junior High and High School Students	Established as part of the development of each respective village	TMO report	Annually after full build-out of each village	Concurrent with the full build-out of each

[8] When referred to in this table, TMO includes a Transportation Management Organization or an equivalent entity.

[9] Advances in Big Data have increased the data's suitability for measuring mode share. Replica is one example of a tool that uses big data and provides mode share and telework data.

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
		TMO staffs a Safe Routes to School Coordinator position for each Valencia Elementary School to coordinate SRTS programming. Each School District staffs a SRTS Coordinator position (0.25 FTE per district) to coordinate programming on-site, work with the TMO and work with school staff to implement Safe Routes to School.	Percentage of Junior High and High School students arriving at school via bus or non-motorized modes	76% of students	Resident Surveys		respective village
			Staff person hired at TMO	1 FTE	TMO report		
			Staff person hired at each School District	0.25 FTE per district	School Districts report		
			Percentage of Elementary School students walking or biking to school	28% of students	Resident Surveys		
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes or other alternative transportation subsidy for employees whose employer does not participate in the CTR Program.	Fund a transit or alternative transportation subsidy program for 10% of all employees employed at Valencia whose employer does not participate in the CTR Program, at $5.96 subsidy per person per day.	10% of non-CTR Program employees	Employer Reports or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or other.	Provide infrastructure for carshare parking spaces at mobility hubs	Full build-out of supportive carshare network	Final as-built documents	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Carshare provider contracted to serve Valencia	Partnership with carshare provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Membership in carshare program	1% of residents participate in carshare program	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
11	NEV & E-Bike Strategies	Travel network that accommodates NEV & E-Bike use, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies is included in this strategy: NEV subsidies are available to original owners of detached single-family homes and E-Bike subsidies are available to all original homeowners.	NEV travel network build-out	Full build-out of planned NEV travel network	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
			Percent of households with an NEV	20% of single-family households (1,749 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Percent of households with an E-Bike	55% of all households (11,683 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally located within neighborhood and employment centers, consistent with the Conceptual Transit Plan (or equivalent).	Number of small mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare)	4 small mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Number of large mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare, designated park-and-ride spaces)	2 large mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
13	Tech-Enabled Mobility	One-stop website for Valencia transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information, etc. All-in-one Valencia specific transportation app or suite of apps. Similar information and services as on website.	Mobile Application implemented by TMO that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented application	TMO Report	Annual updates and upgrades to application	Full development build-out of each village
			Website implemented by TMO for transportation information that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented website	TMO Report	Annual updates and upgrades to website	Full development build-out of each village
14	Bike/Scootershare	On-site availability of bikeshare bicycles, including standard and E-Bikes or e-scooters in the fleet, throughout the project site with subsidized membership.	Provide infrastructure for up to 15 bikeshare stations/parking areas at mobility hubs and other locations, including 50% E-Bike/E-Scooter composition	Full build-out of planned bike/scootershare network	Field Verification	Once after full build-out of all development facilitated by the RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Third party provider contracted to serve Valencia	Partnership with third party provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
15	Transit Fare Subsidy for Residents	Discounted daily or monthly public transit passes or other alternative transportation subsidy for residents (excluding residents of market-rate properties that do not pay HOA or TMO dues).	Fund subsidized transit pass at $5.96 per day for residents in all households	3,250 subsidies	TMO Report	Annually after full build-out of housing facilitated by RMDP/SCP	Full build-out of housing facilitated by RMDP/SCP

FEHR PEERS

MEMORANDUM

Date: December 16, 2022

To: Alex Herrell, The Newhall Land and Farming Company

From: Tom Gaul & Chelsea Richer, Fehr & Peers

Subject: Quantification of Implementing TDM Strategies

Ref: LA16-2810/LA22-3381

The purpose of this memorandum is to document the VMT reductions associated with expanded transportation demand management (TDM) strategies to implement the School Bus Strategy in the Newhall Ranch TDM Plan in the Final Additional Environmental Analysis by the California Department of Fish & Wildlife (TDM Plan).[1] As background, the TDM Plan includes fifteen strategies designed to maximize VMT reduction opportunities within the facilitated development areas of the RMDP/SCP Project, taking into account the Project location and the types of land uses that would be facilitated by the Project. The estimated total VMT reduction for these 15 strategies was previously determined to be 14.9%. The TDM Plan allows for alternative strategies to be implemented over time that provide an equivalent level of VMT reduction. This memo describes five TDM strategies that are expected to achieve an equivalent level of VMT reduction once implemented and incorporated into the TDM Plan.[2]

In some cases, quantification of these strategies is based on research contained in the California Air Pollution Control Officers Association's 2010 report entitled *Quantifying Greenhouse Gas Mitigation Measures – A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures* (CAPCOA). For some strategies, the creation of a quantification methodology was required, based on a review of available research and documentation.

This implementation memorandum describes the five adjusted and expanded strategies that are incorporated into the TDM Plan and achieve an equivalent level of VMT reduction, as shown below:

[1] Fehr & Peers (2016). RMDP/SCP Transportation Demand Management Plan Evaluation, dated September 7, 2016, published as Appendix 8 of the Final Additional Environmental Analysis, California Department of Fish & Wildlife, SCH No. 2000011025, June 12, 2017.

[2] Valencia Transportation Demand Management Plan, October 2022. Formerly called "Newhall Ranch TDM Plan". "Valencia" in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.

- Strategy 8: School Bus Program
- Strategy 9: Transit Subsidies for Newhall Ranch Employees
- Strategy 11: NEV & E-bike Strategy
- Strategy 14: Bikeshare & Scootershare
- Strategy 15: Transit Subsidies for Newhall Ranch Residents

STRATEGY 8 – SCHOOL BUS PROGRAM

The School Bus Strategy, Strategy 8, will be adjusted in conjunction with additional strategies during implementation as described below to provide an equivalent level of reduction in VMT.

As originally described and quantified in the TDM Plan, Strategy 8 assumes 76% of families in the area covered by the TDM Plan participate in the school bus program across elementary, junior, and senior high schools, which would be free for students to use. During implementation, by partnering with Santa Clarita Transit (SCT), the organization established to implement the TDM Plan will fully subsidize high school and junior high school student school bus fares to implement Strategy 8. SCT currently provides busing services for high school and junior high school students via their public bus service, with fares at $1 per ride, in conjunction with other measures described below.

For the high school and junior high school level, uptake between a school-district operated system and the existing SCT service is expected to be equivalent because Newhall will offer full fare school bus subsidies to all students and coordinate closely with SCT to ensure the routes, stops, and service hours are in line with student needs, including before school and after-school hours. Given potential parent concerns about elementary school students traveling on a public bus system, the SCT system currently does not provide service to elementary school students that would result in equivalent uptake as a district-provided school bus system.

The total number of students anticipated within the area covered by the TDM Plan is 8,778.[3] Of this total, 4,320 would be elementary students, or 49%. Therefore, Newhall could expect to see 51% of the previously-estimated overall VMT reduction for the School Bus Strategy (3.4%) as a result of implementing the SCT program (100% of students less 49% elementary students). This would result in an estimated VMT reduction of 1.7% (51% * 3.4%).

In order to achieve an additional 1.7% VMT reduction for an equivalent level of TDM reduction, a portion will be realized through a strong Safe Routes to School (SRTS) program implemented at the elementary schools. Approximately 22% of elementary school students are expected to live

[3] Data provided by FivePoint on 5/16/19.

within a quarter mile of their school, and would comprise the maximum reasonable "baseline" for students walking and biking to school. Research on the effectiveness of SRTS programs shows that an increase of 25% of students walking or biking could be anticipated as a result of SRTS programming (separate from the effects of physical infrastructure changes) (McDonald, et al, 2014).

As previously described in the TDM Plan evaluation memo, the reduction in school VMT is calculated by multiplying the participation rate – in this case, the 25% marginal increase in walking and biking participation rate attributable to the implementation of the SRTS program – by the number of school weeks divided by the number of total weeks in the year.

> % Reduction in Elementary School VMT = 25% marginal participation rate of families * 22% baseline * (39 school weeks / 52 weeks)

This percent reduction is then applied to the VMT that would be generated by the Project's elementary school-based trips, or 49% of the 5.9% of total annual school VMT, to calculate the reduction to overall project VMT. In total, this results in an additional overall project VMT reduction of 0.1% (25% * 22% * 39/52 * 49% * 5.9%).

Therefore, the combined school bus SCT and SRTS strategies would result in a 1.8% overall VMT reduction. The remaining 1.6% VMT reduction is discussed below.

STRATEGY 9 – TRANSIT SUBSIDIES FOR NEWHALL RANCH EMPLOYEES

The Employee Transit Subsidy, Strategy 9, will be expanded during implementation, as follows. By increasing the amount of subsidy from $2.98 per day to $5.96 per day, while maintaining the assumptions about levels of employee eligibility at 50%, Strategy 9 will achieve an additional 0.3% reduction in VMT, reaching a total of 1.4% for Strategy 9. As described in the evaluation of the TDM Plan, $2.98 equates to between 25%-100% of a round-trip fare on Santa Clarita Transit, depending on the service class selected. Currently, a one-way fare for a local route is $1.00, while a one-way fare for the most expensive commuter route (to Century City and Los Angeles) is $4.00. A $5.96 subsidy per day would cover substantially more of the cost of a round-trip fare on the commuter routes, but not 100%. Employee eligibility cannot be adjusted for this strategy, since 50% of employees are already assumed to have transit pass subsidies provided through Strategy 6.

STRATEGY 11 – NEV & E-BIKE STRATEGY

The E-bike Strategy will be expanded during implementation. In the original TDM Plan, this strategy is considered as a component of the NEV strategy, Strategy 11, with a bifurcated approach to implementation that provides NEV subsidies to single-family households and e-bike subsidies to

multi-family households. During implementation, e-bike subsidies will be provided to all households, at the same value as assumed in the TDM Plan, to achieve an additional 0.4% reduction in VMT, reaching a total of 2.9% for Strategy 11.

STRATEGY 14 – BIKESHARE & SCOOTERSHARE

The Bikeshare Strategy, Strategy 14, will be expanded during implementation. In the original TDM Plan, the effectiveness of the Bikeshare Strategy is based on empirical bikeshare usage data from Los Angeles. Implementation of the strategy assumes a non-electric fleet. Recent research into the implementation of electric bikeshare compared to standard bikeshare indicates a higher level of usage for electric bikeshare, higher rates of mode shift from automobile modes, and lower sensitivity to environmental factors such as weather and air quality (Campbell et al, 2016). In addition, dockless e-bike-based fleets were used between two and three times as frequently as standard pedal bike-based fleets in 2018 (NACTO, 2019). Preliminary research from the Capital Bikeshare system pilot in Washington, D.C., shows that e-bike trips are approximately 20% longer than standard bike trips taken on the same bikeshare system (Sussman, 2018). In recent years, electric dockless scootershare programs have also become a popular iteration of this type of mobility system, with a limited base of literature demonstrating VMT reduction potential (Volker, 2020).

However, not all trips taken on bikeshare or scootershare – whether on e-bikes, e-scooters, or standard bikes – are replacements for vehicle trips; some are entirely new trips. Given this consideration, it is reasonable and conservative to increase the effectiveness of the bikeshare system in reducing VMT by 50% over its previously-estimated levels of effectiveness, if the fleet were comprised of e-bikes in addition to standard bicycles. Making this adjustment to the implementation guidelines in the TDM Plan achieves an additional 0.15% VMT reduction, for a total of 0.5% for Strategy 14.

STRATEGY 15 – TRANSIT SUBSIDIES FOR NEWHALL RANCH RESIDENTS

The Resident Transit Subsidy, Strategy 15, will be expanded during implementation. For Strategy 15, increasing the level of subsidy offered to people who live in below market rate households from $2.98 to $5.96 per day, and adding a transit subsidy benefit for people who live in market rate households at a level of $5.96 per day, will achieve an additional 0.8% reduction in VMT, for a total of 0.9% for Strategy 15.

CONCLUSION

Together, the above implementation adjustments to the TDM Plan achieve an equivalent level of VMT reduction as previously estimated for the TDM Plan. This includes the dampening effects of combining the individual VMT reduction amounts associated with each strategy, as described in the memorandum evaluating the TDM Plan. A total estimated 14.9% VMT reduction will result from the TDM Plan with the above adjustments and additions.

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	Description	Relevant Data	CAPCOA Reference	CAPCOA Reduction Range	CAPCOA VMT Reduction for Trip Type	Reduction to Overall VMT [3]
1	Integrate Affordable and Below Market Rate Housing	Below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing match near transit. Income has a statistically significant effect on the probability that a commuter will take transit or walk to work.	6% of units are below market rate and affordable to an average income of 75% below area median income	LUT-6	0.04%-1.2%	0.2%	0.2%
2	Pedestrian Network	Pedestrian facilities such as sidewalks, paseos, and regional trails.	Within project and connecting off-site	SDT-1	0%-2%	2.0%	2.0%
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections.	100% of streets within project; 100% of intersections within project	SDT-2	0.25%-1%	1.0%	1.0%
4	Transit Network Expansion	Extension of Santa Clarita Transit routes within the RMDP/SCP project area.	80% increase of transit network coverage; 2.3% transit mode share as a % of total daily trips; includes TST-2 [4]	TST-3	0.1%-8.2%	1.3%	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	Highest internet speed available to residents and marketing efforts by the Transportation Management Organization.	10% of employees participating; 1.5 days of telecommuting to jobs outside Newhall Ranch	TRT-6	0.07%-5.5% (commute trips only)	2.2%	0.2%
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures such as ride-sharing, marketing, preferential parking, and end-of-trip facilities. Targets for the program are set and subject to regular performance monitoring and reporting.	50% of employees eligible (participating); includes TRT-3, TRT-5, TRT-7, TRT-8	TRT-2	4.2%-21% (commute trips only)	10.5%	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	10% of employees participating; 4/40 plan	TRT-6	0.07%-5.5% (commute trips	1.5%	0.2%
8	School Bus Program	Implement modified school bus program: 51% of students (junior and senior high school level) taking SCT service with fully-subsidized pass.	76% of families with students in junior or senior high school use SCT Program	TRT-13 (mod)	38%-63% (school trips only)	57.0%	1.7%
		Implement modified school bus program: 49% of students (elementary level) participating in a Safe Routes to School program to encourage greater walking/biking.	30.5% of families with students in elementary school walk/bike to school	N/A	25% (school trips only)[5]	4.1%	0.1%
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes for employees.	50% of employees eligible at $5.96/day subsidy	TRT-4	0.3%-20% (commute trips	10.0%	1.4%
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or a Newhall Ranch-specific fleet.	Suburban setting	TRT-9	0.4%-0.7%	0.4%	0.4%
11	NEV & Electric Bicycle (E-Bike) Strategy	Travel network that accommodates use of NEVs and e-bikes, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies are included in this strategy.	1 NEV per 5 single-family residences; plus 1 e-bike per residence.	SDT-3 (NEVs only)	0.5%-12.7%	2.9%	2.9%
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, car share, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally-located within each neighborhood and employment center.	Contributes to increased uptake of all strategies; co-located with electric vehicle charging stations	N/A	0%-0.5%[6]	0.3%	0.3%

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	Description	Relevant Data	CAPCOA Reference	CAPCOA Reduction Range	CAPCOA VMT Reduction for Trip Type	Reduction to Overall VMT [3]
13	Tech-Enabled Mobility	One-stop website for Newhall Ranch transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, car share), traffic information, etc. All-in-one Newhall Ranch specific transportation app or suite of apps. Similar information and services as on website.	Smart-phone apps and online resource centers contribute to increased uptake of all strategies	N/A	1%-2.5%[6]	1.5%	1.5%
14	Bikeshare & Scootershare	On-site availability of bikeshare bicycles throughout the project site, with a mixed fleet of standard and electric bicycles as well as e-scooters.	Minimal impact when implemented alone, but with other strategies can further enhance VMT reduction	TRT-12	0.2%-0.5%[6]	0.5%	0.5%
15	Transit Fare Subsidy for Residents	Discounted public transit passes to all households.	Increases transit mode share for external home-work productions.	N/A	N/A	10.0%	0.9%
Overall Global VMT Reduction							**14.9%[7]**

Notes
1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
7. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).

Table 2
Calculations to Support the Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT [3]
				(A)	(B)	(C)	(D)	(E)	(F)=(A)*(B)*(C)*(D)*(E)
1	Integrate Below Market Rate Housing Affordable to an Average Income of 75% Below Area Median Income	LUT-6	0.04%-1.2%	4% Initial CAPCOA Reduction	6% BMR & Low-Income Housing	-	-	-	0.2%
2	Pedestrian Network	SDT-1	0%-2%			(Calculation N/A)			2.0%
3	Traffic Calming	SDT-2	0.25%-1%			(Calculation N/A)			1.0%
4	Transit Network Expansion	TST-3	0.1%-8.2%	80% Coverage	1.01 Elasticity of Transit (CAPCOA)	2.3% Transit Modeshare[4]	0.67 Adjustment Factor (CAPCOA)	-	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	TRT-6	0.07%-5.5% (commute trips only)	2.2% CAPCOA Reduction (given 10% participation; 1.5 days tele-commuting)	11% of VMT (home-based work productions)	78% of work trips external to Newhall Ranch	-	-	0.2%
6	Required Commute Trip Reduction Program (includes creation of TMO)	TRT-2	4.2%-21% (commute trips only)	50% Employees eligible	21% reduction in vehicle mode share (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	TRT-6	0.07%-5.5% (commute trips only)	1.5% CAPCOA Reduction (given 10% participation; 4/40 alternative work schedule)	14% of VMT (home-based work attractions)	-	-	-	0.2%
8	School Bus Program	TRT-13	38%-63% (school trips only)	76% participation rate	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	51% of students (junior and senior high school level)	-	1.7%
		N/A	25% (school trips only)[5]	22% (students within walking distance)	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	49% of students (elementary school level)	-	0.1%
9	Transit Fare Subsidy for Employees	TRT-4	0.3%-20% (commute trips only)	50% Employees eligible	20% reduction in commute VMT (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.4%
10	Carshare Program	TRT-9	0.4%-0.7%	37% reduction in carshare member VMT (CAPCOA)	20 carshare members/shared car	1 shared car/2000 suburban residents	90% Market rate households; 10% Below Market Rate Households	-	0.4%

Table 2
Calculations to Support the Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT [3]
				(A)	(B)	(C)	(D)	(E)	(F)=(A)*(B)*(C)*(D)*(E)
11	NEV Strategy for Single-Family Residences	SDT-3	0.5%-12.7%	1 / 5 Single-Family HH with an NEV	12.7% VMT reduction (CAPCOA)	-	-	-	2.9%[6]
	E-Bike Strategy for All Residences	N/A	6%-15%[7]			(Calculation N/A)			
12	Mobility Hubs	N/A	0%-0.5%[7]			(Calculation N/A)			0.3%
13	Tech-Enabled Mobility	N/A	1%-2.5%[7]			(Calculation N/A)			1.5%
14	Bikeshare & Scootershare	TRT-12	0.2%-0.5%[7]			(Calculation N/A)			0.5%
15	Transit Fare Subsidy for Residents	N/A	N/A	50% Participation	20% reduction in commute VMT (CAPCOA)	11% of VMT (home-based productions)	78% of work trips external to Newhall Ranch	-	0.9%
Overall Global VMT Reduction									**14.9%[8]**

Notes
1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. This reflects the combined effectiveness of the NEV component for single-family residences and the e-bike component for all residences.
7. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
8. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).

Table 4-13 Entrada South Area 2030 Cumulative Conditions Roadway Improvements for Site Access

Location	Jurisdiction	Roadway Improvements
300. Commerce Center & Navigation/ Entrada South	County	North-leg – modify the raised median to provide the following lane: - One left-turn lane South-leg – restripe the 3rd through lane to provide the following lane: - One shared through/right-turn lane East-leg – construct for project access with the following westbound lanes: - One left-turn lane - One through lane - One right-turn lane West-leg – restripe the eastbound approach to provide the following lanes: - One left-turn lane - One through lane - One right-turn lane Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
301. "A" St (Entrada South) & Magic Mountain	County	North-leg – construct for project access with the following southbound lanes: - Two left-turn lanes - One through lane - One right-turn lane South-leg – construct for project access with the following northbound lanes: - One left-turn lane - One through lane - One right-turn lane East-leg – restripe approach & modify the raised median to provide the following lanes: - One left-turn lane (median) - One right-turn lane (restripe to drop 4th westbound lane as right-turn lane) West-leg – widen approach & modify the raised median to provide the following lanes: - One left-turn lane (median) - One right-turn lane (construct turn pocket) Traffic Signal – construct new traffic signal
302. North Dwy (Entrada South) & Magic Mountain (Right-turn in/out only)	County	North-leg – construct for project access with the following southbound lane: - One right-turn lane East-leg – restripe the 4th through lane to provide the following lane: - One shared through/right-turn lane
304. Media Center/Entrada South & Magic Mountain	County	North-leg – restripe approach provide the following lane: - One through lane (restripe chevroned lane) South-leg – construct for project access with the following northbound lanes: - One left-turn lane - One through lane - One right-turn lane West-leg – restripe approach provide the following lane: - One right-turn lane (restripe chevroned lane) Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
305. Westridge & "OO" St/ "B" Dr (Entrada South)	County	North-leg – modify the raised median to provide the following lane: - One left-turn lane South-leg – restripe the 2nd through lane to provide the following lane: - One shared through/right-turn lane East-leg – construct for project access with the following westbound lanes: - One left-turn lane - One shared through/right-turn lane West-leg – restripe the right-turn lane to provide the following lane: - One shared through/right-turn lane Traffic Signal – modify traffic signal as needed to accommodate new lane configurations

306. The Old Road & North Dwy (Entrada South) (Right-turn in/out only)	County	North-leg – restripe the 3rd through lane to provide the following lane: - One shared through/right-turn lane West-leg – construct for project access with the following eastbound lane: - One right-turn lane
307. The Old Road & Shopping Center/South Dwy (Entrada South)	County	North-leg – restripe approach provide the following lane: - One right-turn lane East-leg – restripe the right-turn lane to provide the following lane: - One shared through/right-turn lane West-leg – construct for project access with the following eastbound lanes: - One left-turn lane - One shared through/right-turn lane Traffic Signal – modify traffic signal as needed to accommodate new lane configurations

Valencia Commerce Center Area

For 2030 cumulative conditions, certain roadway improvements are required to provide site access and are listed in Table 4-14. These improvements are consistent with the ultimate roadway configurations identified in the Westside Santa Clarita Valley Roadway Phasing Analysis. Table 4-15 lists the recommended corrective actions that would address the negative effects identified under this scenario. When implemented, the identified improvements would offset the Modified Project's negative effects to acceptable levels under this scenario, as shown in Table 4-16.

Table 4-14 VCC Area 2030 Cumulative Conditions Roadway Improvements for Site Access

Location	Jurisdiction	Roadway Improvements
85. Commerce Center & Franklin	County	North-leg – restripe approach provide the following lanes: - Two left-turn lanes (restripe chevroned median) South-leg – restripe approach provide the following lanes: - Two left-turn lanes (restripe chevroned lane) East-leg – construct for project access with the following westbound lanes: - Two left-turn lanes - One through lane - One right-turn lane West-leg – restripe approach provide the following lanes: - One left-turn lane (restripe median) - One shared through/right-turn lane (restripe left-turn lane) - One right-turn lane (existing) Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
206. Commerce Center & Harrison Pkwy	County	North-leg – restripe approach provide the following lane: - One left-turn lane (restripe chevroned median) South-leg – restripe approach provide the following lanes: - One right-turn lane (restripe chevroned lane) East-leg – construct for project access with the following westbound lanes: - One left-turn lane - One through lane - One right-turn lane West-leg – restripe approach provide the following lanes: - One shared through/right-turn lane (restripe right-turn lane) - One right-turn lane (existing) Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
404. Hancock & Turnberry	County	North-leg – restripe approach provide the following lanes: - One left-turn lane - One through lane

		South-leg – restripe approach provide the following lanes: - One through lane - One right-turn lane East-leg – restripe approach provide the following lanes: - One left-turn lane - One right-turn lane

Table 4-15 VCC Area 2030 Cumulative Conditions Roadway Improvements to Offset Negative Effects

Location	Jurisdiction	Roadway Improvements
402. The Old Road & Turnberry	County	Construct traffic signal

Table 4-16 VCC Area LOS Summary – 2030 Cumulative Conditions with Roadway Improvements to Offset Negative Effects

	2030 Cumulative with Modified Project and Roadway Improvements				Net Change with Roadway Improvements	
	AM Peak Hour		PM Peak Hour			
Location	Delay	LOS	Delay	LOS	AM	PM
402. The Old Road & Turnberry	23.2	C	7.5	A	-65.1	-7.9
Delay = vehicle delay (seconds/vehicle) Signal Delay represents average vehicle delay for intersection Stop Delay represents movement with highest average delay						

4.5.2 Queue Length Analysis

At each intersection where the Modified Project would be constructing improvements, turn pocket queue length analysis was performed to ensure that adequate space for turning traffic is anticipated and future improvements are not needed. Queue length analysis was conducted using SimTraffic software and 2030 cumulative conditions traffic volumes. Table 4-17 and Table 4-18 provide a summary of 95th percentile turn pocket queues and recommended turn pocket lengths for the Entrada South area and the VCC area, respectively. For existing locations, the existing turn pocket length is reported and for new construction, the recommended turn pocket length is provided. 95th percentile queues shown are the longest recorded in either the AM or PM peak hour of traffic.

At one existing location in the Entrada South area, the westbound left-turn lane at the Media Center Lane/Magic Mountain Parkway intersection, the forecast future queue length exceeds the length of an existing turn pocket by approximately 21 feet. At one existing location in the Valencia Commerce Center area, the northbound left-turn lane at The Old Road/Turnberry Lane intersection, the forecast future queue length exceeds the length of an existing turn pocket by approximately 51 feet. Modifications to lengthen these two turn pockets as feasible to accommodate the future queue length are recommended. Each of these locations are on a County roadway and would not affect a State highway. Detailed queuing analysis data sheets are provided in Appendix C.

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT/PARCEL MAP NO.: 53295 (Rev.) **TENTATIVE MAP DATED 01-15-2025**
EXHIBIT "A" MAP DATED 01-15-2025

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. The subdivider shall comply with the mitigation measures as identified in the approved sewer area study (PC 12056AS, dated 05/13/2024) to the satisfaction of Public Works. If the existing sewer system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. The subdivider shall send a print of the land division map to the Sanitation Districts of Los Angeles County with a request for annexation. The request for annexation must be approved prior to final map approval.

4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

Prepared by Mike Tran Phone (626) 458-4921 Date 02-03-2025
Tr53295s-rev16.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of Department of Regional Planning and Public Works prior to filing any map for recordation.

2. The subdivider shall install water mains and fire hydrants maintained by the water purveyor adequate for the domestic demands and general use of the lot owners and for fire protection to the division of land to the satisfaction of Public Works. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department.

3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

Prior to issuance of a building permit from the Building and Safety office:

4. Install a separate water irrigation system for the use of recycled water per the Landscape Water Efficiency Plan.

5. The recycled water irrigation systems shall be design and operated in accordance with all local and states codes as required per AB 1881.

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RTM-TR53295-26808	PROJECT NUMBER:	TR53295
CITY/COMMUNITY:		STATUS:	Cleared
PROJECT ADDRESS:	25806 Magic Mountain Parkway Valencia, CA 0	DATE:	02/13/2025

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract).
2. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21(County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
3. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
4. The private access roads within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as “Fire Lane” on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
5. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear-to-sky. Shared driveways shall provide a reciprocal access agreement. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
6. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
7. A common access agreement is required for the private driveway since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be perform through EPIC-LA in the project's Final Map plan number.
8. A digital copy of the Grading Plan shall be submitted to the Fire Department's Land Development Unit for review and approval. Compliance is required prior to Final Map clearance. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–Grading.
9. A digital copy of the Water Plans for the required public fire hydrants shall be submitted to the Fire Department's Land Development Unit for review and approval. Compliance is required prior to prior to project construction. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–Water Plan & System Review.
10. Prior Final Map recordation, provide written verification stating the required public fire hydrants have been bonded for in lieu of installation. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan plan number.
11. All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department. The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design. The road improvement plans must be forwarded to the Fire Department for review and approval prior to final Public Works approval for construction. Compliance required prior to Final Map clearance.
12. Proposed mountable curb Drive shall be designed to comply with the Fire Department rolled curb standards as indicated on the Department of Public Works Private Driveway Manual. Submit road improvement plans to the Fire Department for review and approval prior to approval of such plan by the Department of Public Works construction. Compliance required prior to Final Map clearance.

Reviewed by:

13. Road improvement plans for all road construction, especially the "Private Driveway and Fire Lanes" serving as the primary access system, shall be submitted to the Fire Department for review and approval prior to approval of such plan by the Department of Public Works construction. Compliance required prior to Final Map clearance.
14. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A “Fuel Modification Plan” shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department’s Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/
15. Due to the proximity of the existing overhead powerlines to the south of the property, all proposed buildings shall be in compliance with the Fire Department’s Regulation 27. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
16. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
17. The minimum "Private Driveway and Fire Lane" width for detached single family residential shall have a minimum paved unobstructed width of 20 feet, clear to the sky, for this development unless otherwise specified. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
18. For buildings where the vertical distance between the access roadway and the highest roof surface does not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
19. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet from the lowest level of the Fire Apparatus Access Road, provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official.
20. Dead-end Fire Apparatus Access Roads more than 150 feet in length shall be provided with an approved Fire Department turnaround. Refer to Figure 503.2.5 (1) and Figure 503.2.5(2) in Chapter 5 of the Fire Code. The turnaround shall be orientated on the access roadway in the proper direction of travel. Fire Code 503.2.5
21. The method of gate control shall be subject to review by the Fire Department, prior to clearance to proceed to public hearing. The installation of security gates across a Fire Apparatus Access Road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation, and be in compliance with Fire Code Sections 503.5; 503.5.1; 503.2; 503.6, and the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
22. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE” shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for Fire Apparatus Access Roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
23. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.
24. The fire hydrant locations will be determined with further submittal of plans. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
25. The required fire flow for the public fire hydrants adjacent to residential development, single family dwellings and detached condominiums, at this location is 1250 GPM at 20 psi for a 1 hour duration, over and above maximum daily domestic demand.

Reviewed by:

26. The required fire flow from the public fire hydrant for this development with the allowable reduction for an approved fire sprinkler system in the buildings can be up to 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.
27. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
28. Additional access and water system requirements will need to be addressed with submittal of the individual planning areas.

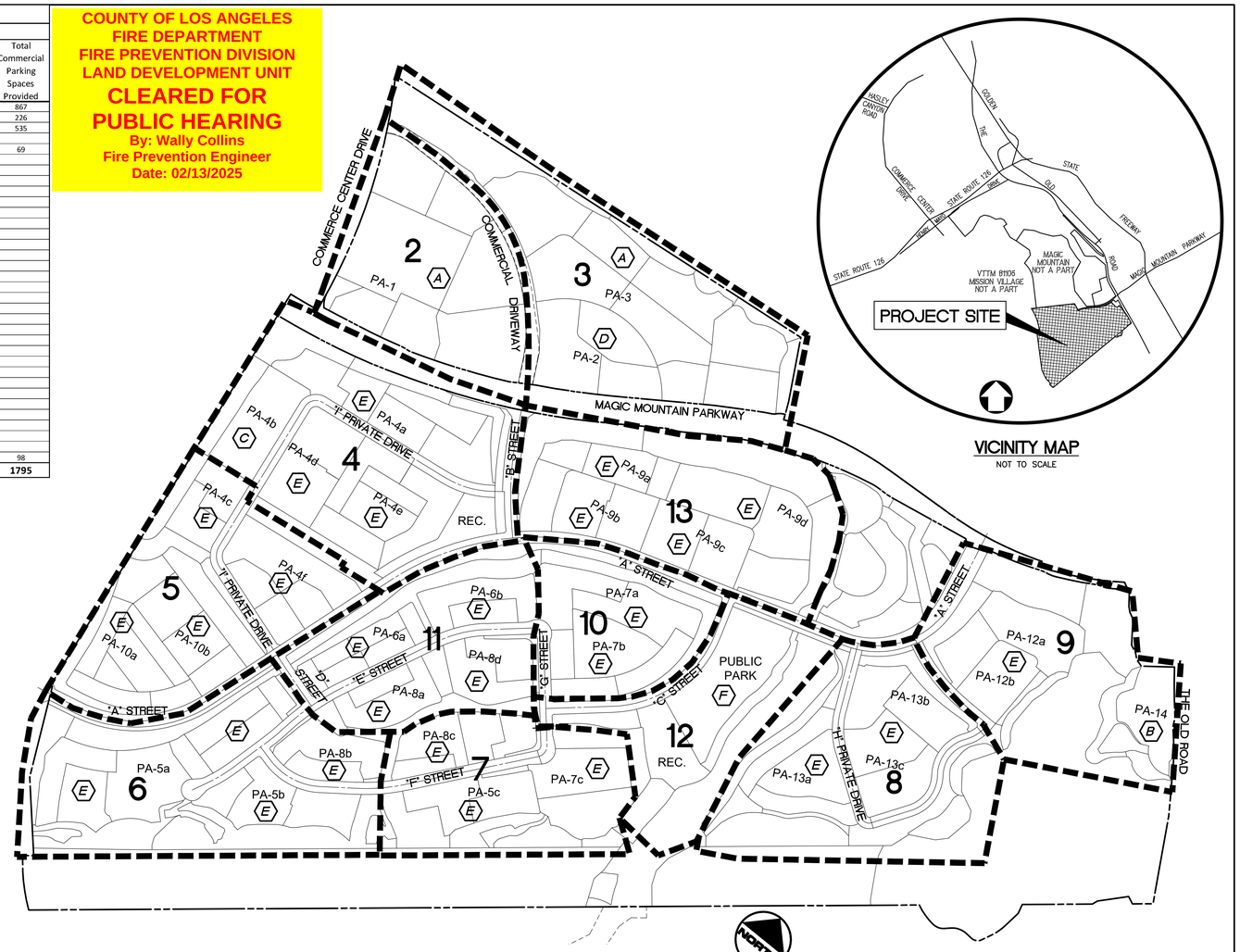
For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

Reviewed by:

ENTRADA SOUTH PARKING SUMMARY TABLE

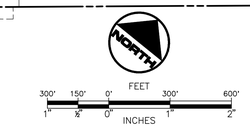
Planning Area	Lot Number	Street Frontage	No. of Buildings	RESIDENTIAL							COMMERCIAL										
				No. of Dwelling Units	Required Resident Parking Spaces	Required Guest Parking Spaces	Total Residential Parking Spaces Required	Resident Parking Spaces Provided	Guest Parking Provided	Total Residential Parking Spaces Provided	Retail Building S.F.	Office Building S.F.	Hotel Building S.F.	Total Building S.F.	Required Retail Parking Spaces (1/250 S.F.)	Required Office Parking Spaces (1/400 S.F.)	Required Hotel Parking Spaces (1/400 S.F.)	Total Commercial Parking Spaces Required	Retail Parking Spaces Provided	Office Parking Spaces Provided	Hotel Parking Spaces Provided	Total Commercial Parking Spaces Provided
1	15,17-24	MAGIC MOUNTAIN PKWY	7								86,400	208,500	-	294,900	346	521	-	867	346	521	-	867
2	16,25,26,27	MAGIC MOUNTAIN PKWY	1								-	-	165,000	165,000	-	-	220	220	-	-	226	226
3	2,8,9,10,11,12,13,14	MAGIC MOUNTAIN PKWY	4								-	213,925	-	213,925	-	535	-	535	-	535	-	535
4a	40,44,45,46,47	"I" PRIVATE DRIVE	20	94	188	24	212	188	29	217	-	-	-	-	-	-	-	-	-	-	-	-
4b	34,41	"I" PRIVATE DRIVE	1	92	464		464	464		464	17,025	-	-	17,025	69	-	-	69	69	-	-	69
4c	38,39	"I" PRIVATE DRIVE	8	48	96	12	108	96	13	109	-	-	-	-	-	-	-	-	-	-	-	-
4d	51,54	"I" PRIVATE DRIVE	14	84	168	21	189	168	21	189	-	-	-	-	-	-	-	-	-	-	-	-
4e	48,49,50,52,53	"I" PRIVATE DRIVE	17	105	210	26	236	210	26	236	-	-	-	-	-	-	-	-	-	-	-	-
4f	55,56,57,58	"I" PRIVATE DRIVE	22	89	178	23	201	178	23	201	-	-	-	-	-	-	-	-	-	-	-	-
5a	81-86,88	"E" STREET	70	70	140	18	158	140	21	161	-	-	-	-	-	-	-	-	-	-	-	-
5b	89,90,91	"F" STREET	34	34	68	9	77	68	10	78	-	-	-	-	-	-	-	-	-	-	-	-
5c	92,93,94	"F" STREET	39	39	78	11	89	78	14	92	-	-	-	-	-	-	-	-	-	-	-	-
6a	97-102	"E" STREET	30	30	60	9	69	60	9	69	-	-	-	-	-	-	-	-	-	-	-	-
6b	103,104	"E" STREET	26	26	52	7	59	52	8	60	-	-	-	-	-	-	-	-	-	-	-	-
7a	123,127	"G" STREET	15	45	90	12	102	90	13	103	-	-	-	-	-	-	-	-	-	-	-	-
7b	124,125,126,128	"G" STREET	44	44	88	11	99	88	13	101	-	-	-	-	-	-	-	-	-	-	-	-
7c	129,130,131	"G" STREET	12	57	114	14	128	114	17	131	-	-	-	-	-	-	-	-	-	-	-	-
8a	113,114	"E" STREET	26	26	52	7	59	52	10	62	-	-	-	-	-	-	-	-	-	-	-	-
8b	111,112	"E" STREET	24	24	48	6	54	48	6	54	-	-	-	-	-	-	-	-	-	-	-	-
8c	115,116,117,118	"F" STREET	52	52	104	13	117	104	16	120	-	-	-	-	-	-	-	-	-	-	-	-
8d	119,120	"E" STREET	26	26	52	7	59	52	8	60	-	-	-	-	-	-	-	-	-	-	-	-
9a	141,142,143,146	"A" STREET	14	62	124	16	140	124	16	140	-	-	-	-	-	-	-	-	-	-	-	-
9b	147,148	"A" STREET	11	54	108	15	123	108	18	126	-	-	-	-	-	-	-	-	-	-	-	-
9c	149,150	"A" STREET	10	56	112	14	126	112	14	126	-	-	-	-	-	-	-	-	-	-	-	-
9d	144,145,151	"A" STREET	22	54	108	14	122	108	14	122	-	-	-	-	-	-	-	-	-	-	-	-
10a	65,66,67,68,69,70	"A" STREET	20	57	132	14	146	132	15	147	-	-	-	-	-	-	-	-	-	-	-	-
10b	59,61,62,63,64	"A" STREET	29	58	115	14	129	115	15	130	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC PARK	161	"C" STREET	1				27			31	-	-	-	-	-	-	-	-	-	-	-	-
12a	186,187	"H" PRIVATE DRIVE	6	48	96	12	108	114	12	126	-	-	-	-	-	-	-	-	-	-	-	-
12b	184,185	"H" PRIVATE DRIVE	2	28	56	7	63	60	10	70	-	-	-	-	-	-	-	-	-	-	-	-
13a	171,172,173,174	"H" PRIVATE DRIVE	6	68	136	18	154	136	20	156	-	-	-	-	-	-	-	-	-	-	-	-
13b	175,179	"H" PRIVATE DRIVE	17	48	96	12	108	96	15	111	-	-	-	-	-	-	-	-	-	-	-	-
13c	176,177,178	"H" PRIVATE DRIVE	4	56	112	14	126	112	17	129	-	-	-	-	-	-	-	-	-	-	-	-
14	194	THE OLD ROAD	1								-	39,150	-	39,150	-	98	-	98	-	98	-	98
TOTAL	**197**		**635**	**1574**	**3445**	**380**	**3852**	**3467**	**423**	**3921**	**103,425**	**461,575**	**165,000**	**730,000**	**415**	**1154**	**220**	**1789**	**415**	**1154**	**226**	**1795**

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025



VICINITY MAP
NOT TO SCALE

INDEX MAP



LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
1/15/25
EXHIBIT MAP TR53295

GENERAL NOTES

1. GRADE ELEVATIONS ON THE VESTING TENTATIVE TRACT MAP (VTTM) AND THE EXHIBITS MAP ARE APPROXIMATE. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THE DPW AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO PRIVATE TRAILS CAN BE MADE WITH APPROVAL BY DRP. ADJUSTMENTS TO PUBLIC TRAILS CAN BE MADE WITH APPROVAL BY DPR.
4. BUILDING FOOTPRINTS SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT INCLUDE A CHANGE IN PROPOSED LAND USE.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (EG. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT MAP PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DRP AND DPW, AND ADDITIONAL NON-DEVELOPMENT LOTS FOR PRIVATE DRIVE PURPOSES.
10. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES,TRANSIT SHELTERS, SEWER LIFT STATIONS) MAY BE RELOCATED IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE VTTM.
11. PROPOSED RETAIL AND OFFICE FLOOR AREAS ARE INTERCHANGEABLE IF THE REQUIRED PARKING AND PUBLIC RIGHT OF WAY IS PROVIDED, EXCLUDING ASSEMBLY USES.
12. PERMISSION IS REQUESTED TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
13. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
14. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, INCLUDING INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS PLUS CORNER CUTOFF DEDICATIONS (THOSE ON THE COUNTY HIGHWAY PLAN): 27 FEET WHERE ALL PLANNED HIGHWAYS INTERSECT, OR 25 FEET WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT, OR TO THE SATISFACTION OF PUBLIC WORKS.
15. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
16. TOPO COMPILED 09/15/2011 BY HUNSAKER FROM DATA FLOWN 08/15/2011.
17. ENTITLEMENTS REQUESTED: (ZONE CHANGE, CONDITIONAL USE PERMIT, PARKING PERMIT, AND OAK TREE PERMIT).
18. NUMBER OF OAK TREES TO BE REMOVED/ENCROACHED: (REMOVED 34, ENCROACHED: 1)
19. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, AND 186.
20. VEHICULAR ACCESS WILL BE PROVIDED TO WITHIN 150' OF THE EXTERIOR WALLS OF THE PROPOSED BUILDINGS AND TO THE SATISFACTION OF THE FIRE DEPARTMENT.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. WITHIN COMMERCIAL PLANNING AREAS 1-3, AND MIXED USE PLANNING AREAS 4-14 FLEXIBILITY IN FUTURE DIVISION IS PERMITTED, INCLUDING BUT NOT LIMITED TO CHANGING RESIDENTIAL TO COMMERCIAL AND COMMERCIAL TO RESIDENTIAL (EXCEPT PA1-3), COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
23. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
24. EXISTING STRUCTURES THAT ARE TO REMAIN MUST MEET RELEVANT DEVELOPMENT STANDARDS.
25. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
26. ON SITE TREES SHALL BE PROVIDED PURSUANT TO THE HEALTHY DESIGN ORDINANCE (SECTION 21.32.195) THE TOTAL NUMBER OF TREES TO BE PROVIDED IS APPROXIMATELY 3,277 (81,931 L.F. OF STREET/1 TREE PER 25 FEET) SPACING AND LOCATION SUBJECT TO LANDSCAPE PLAN REVIEW. THE TOTAL NUMBER OF TREES MAY BE MODIFIED SUBJECT TO SECTION 21.32.295 (E)
27. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
28. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
29. THE CUMULATIVE EARTHWORK VOLUME FOR ALL THE PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLANS SUBMITTED.
30. THE PROJECT IS PROPOSED TO BE DEVELOPED IN PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
31. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER NECESSARY PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.
32. ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.
33. EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTTM OR FINAL MAP APPROVAL, MAY BE ACCEPTED TO THE SATISFACTION OF DPW AND DRP WITHOUT AN AMENDED OR REVISED MAP.
34. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL" OF APPENDIX J OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VTTM OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN.

    THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
    ALL FLAT PADS WILL DRAIN TO AN APPROVE DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
35. ALL ABANDONMENTS AND QUITCLAIMS TO BE COMPLETED PRIOR TO FINAL MAP.
36. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASINS WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY DRP.
37. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
38. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS AS NON DEVELOPMENT LOT FOR PRIVATE DRIVEWAYS.

SPECIAL NOTES:

1. WATER QUALITY BASINS AND CATCH BASIN FILTERS WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF
2. THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.

PROJECT SUMMARY:

GROSS AREA	– 382.3 Acres
TOTAL LOTS	– 200
TOTAL D.U.	– 1,574
EXISTING ZONING	– R1 (328.4 AC), C-3 (52.4 AC) C-R (1.5 AC)
PROPOSED ZONING	– C-3 (57.9 AC), MXD C-R (1.5 AC)
EXISTING LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
PROPOSED LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
SCHOOL DISTRICT	– SAUGUS UNION SCHOOL DISTRICT NEWHALL SCHOOL DISTRICT

PUBLIC STREETS

"A" STREET	"E" STREET
"B" STREET	"F" STREET
"C" STREET	"G" STREET
"D" STREET	MAGIC MOUNTAIN PARKWAY

UTILITY PROVIDERS:

SEWER:	L.A. COUNTY SANITATION DIST. 32
WATER:	SANTA CLARITA VALLEY WATER AGENCY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	TIME WARNER CABLE

SURVEY NOTES:

VERTICAL DATUM:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR #6.25 NEWHALL QUAD
1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD1929).

AERIAL PLANIMETRY:

THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED SEPTEMBER 15, 2011. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:

BY PHOTOGRAMMETRIC PROCESSES FROM LIDAR IMAGING DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:

5 FOOT, UNLESS OTHERWISE NOTED.

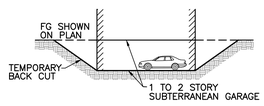
RELATED ENTITLEMENTS

PROJECT NO.	– 00-210
CONDITIONAL USE PERMIT NO.	– 00-210
OAK TREE PERMIT NO	– 200700018
ZONE CHANGE NO.	– 00-210
PARKING PERMIT NO.	– 200700013
ENVIRONMENTAL ASSESSMENT NO.	– RPPL 2021007114

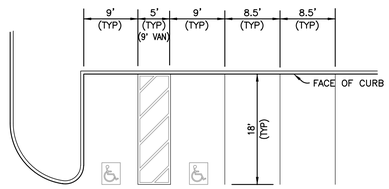
EARTHWORK:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	6,500,000	6,116,500
OFFSITE (INCLUDED)	500	18,300
SHRINKAGE (5.9%)		383,500
TOTAL	6,500,000	6,500,000

REMEDIAL GRADING NOT INCLUDED

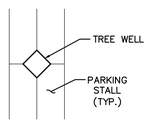


SUBTERRANEAN GARAGE EXCAVATION DETAIL
NTS

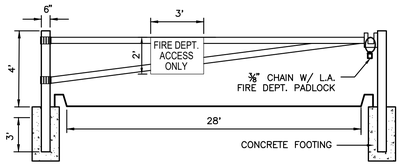


90° PARKING SPACE W/ HANDICAP
SCALE: 1" = 10'

NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.



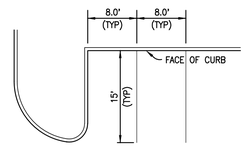
TREE WELL
NOT TO SCALE



EMERGENCY ACCESS GATE DETAIL
NTS



TYP. PARALLEL PARKING SPACE DETAIL
SCALE: 1" = 10'



90° COMPACT PARKING SPACE
SCALE: 1" = 10'

LEGEND

12	SHEET NUMBER (REVISED SHEETS)
(A)	MIXED USE - COMMERCIAL/BUSINESS PARK
(B)	MIXED USE - COMMERCIAL
(C)	MIXED USE - RESIDENTIAL
(D)	HOTEL
(E)	MULTI FAMILY CONDOMINIUM
(F)	RECREATION

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-035-037
SHEET	1
	OF 14 SHEETS

G:\Vesting\ Ranch\53295 Entrada\Tentative\VTE5043-01_Exh A Title.dwg Plotted on Oct 22, 2024--7:56am by oddmw

LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT-OF-WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL

DISPOSITION:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RC	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

EASEMENT NOTES:

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 4619835 DATED DECEMBER 14, 2023

NA 1-4 INTENTIONALLY DELETED

Q 5. AN EASEMENT FOR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1924 AS INSTRUMENT NO. 1570 IN BOOK 4022, PAGE 192 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
NOTE: A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY A DOCUMENT RECORDED NOVEMBER 19, 1971 AS INSTRUMENT NO. 4005 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM 6. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1620 IN BOOK 3997 PAGE 67 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND

RM 7. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921 IN BOOK 7853 PAGE 11 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 61105.

NA 8. INTENTIONALLY DELETED

RM 9. AN EASEMENT FOR 2 ELECTRIC TRANSMISSION LINES CONSISTING OF STEEL OR WOODEN TOWERS OR POLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1931 AS INSTRUMENT NO. 917 IN BOOK 10631, PAGE 4 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: AFFECTS:SOUTHERN CALIFORNIA EDISON COMPANY
A STRIP OF LAND 100 FEET WIDE, IN RANCHO SAN FRANCISCO, THE SIDELINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND RESPECTIVELY 75 FEET NORTHERLY AND 25 FEET SOUTHERLY FROM THE LINES DESCRIBED THEREIN

NA 10-45 INTENTIONALY DELETED

RM 46. AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363, PAGE 475 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND

NA 47-48 INTENTIONALLY DELETED

A 49. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1971 AS INSTRUMENT NO. 3104 IN BOOK D5018, PAGE 704 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.

RM 50. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1971 AS INSTRUMENT NO. 2154 IN BOOK D5024, PAGE 891 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION SUCCESSOR BY MERGER TO PACIFIC LIGHTING SERVICE COMPANY
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.
SAID EASEMENT WAS MODIFIED BY AN INSTRUMENT EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AND PACIFIC LIGHTING SERVICE COMPANY, A CORPORATION RECORDED DECEMBER 20, 1973 AS INSTRUMENT NO. 2623 IN BOOK M4548 PAGE 281 OFFICIAL RECORDS
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 7, 2019 AS INSTRUMENT NO. 20190015741 OF OFFICIAL RECORDS.

NA 51-52 INTENTIONALLY DELETED

RM 53. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT TO PROVIDE FINANCING FOR EDUCATIONAL FACILITIES RECORDED AUGUST 5, 1992 AS INSTRUMENT NO. 92-1439637 OF OFFICIAL RECORDS.

NA 54-57 INTENTIONALLY DELETED

RM 58. THE DEDICATION TO THE COUNTY OF LOS ANGELES OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN PARCEL 7 AS RECITED ON PARCEL MAP NO. 26010 IN BOOK 305, PAGES 79 TO 95 INCLUSIVE OF PARCEL MAPS (LOT LINE ADJUSTMENT AFFECTING ENTRADA SOUTH)

NA 59-64 INTENTIONALLY DELETED

Q 65. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 2005 AS INSTRUMENT NO. 05-2021536 OF OFFICIAL RECORDS.
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295

A 66. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY SERVICES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 06-0307031 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 16, 2014 AS INSTRUMENT NO. 20141091813 OF OFFICIAL RECORDS.

RM 67. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT AND AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, RECORDED FEBRUARY 15, 2006 AS INSTRUMENT NO. 06-0350219 OF OFFICIAL RECORDS.

NA 68 INTENTIONALLY DELETED

Q 69. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENTS ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105"
RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NOS. 20081733498 AND 20081733499, BOTH OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM 70. THE TERMS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN NEWHALL SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT AND NEWHALL LAND DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624 OF OFFICIAL RECORDS.

RM 71. THE EFFECT OF A LOT LINE ADJUSTMENT (RLLA 2010 00006) RECORDED JULY 19, 2010 AS INSTRUMENT NO. 201000984250 OF OFFICIAL RECORDS.

A 72. AN IRREVOCABLE OFFER TO DEDICATE AND GRANT OF EASEMENT FOR STREET AND HIGHWAY PURPOSES (MAGIC MOUNTAIN PARKWAY) RECORDED FEBRUARY 10, 2011 AS INSTRUMENT NO. 20110227355 OF OFFICIAL RECORDS.
IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN NOTE: SAID OFFER WAS NOT ACCEPTED AT THIS TIME.

Q 73. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61105, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505702 OF OFFICIAL RECORDS.

RM 74. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61996, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505703 OF OFFICIAL RECORDS.

NA 75-76 INTENTIONALLY DELETED

R 77. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE

Q 78. AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SHOWN AND DEDICATED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE VESTING TRACT MAP NO. 45433-04 FILED IN BOOK 1268, PAGES 45 THROUGH 65 OF MAPS.
FOR: COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

RM 79. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF PERMANENT CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (ENTRADA SPINEFLOWER PRESERVE AREA)" RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 20141015456 OF OFFICIAL RECORDS.

RM 80. AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS AND SURFACE DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 2015 AS INSTRUMENT NO. 20150159072 OF OFFICIAL RECORDS.
IN FAVOR OF: LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4 ZONE NO. 79 (THE OLD ROAD LOCAL)
AFFECTS: AS DESCRIBED THEREIN

Q 81. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE, ACCEPTANCE FROM TR 061105, AND RELEASE OF LIABILITY" RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150826008 OF OFFICIAL RECORDS.

NA 82. INTENTIONALLY DELETED

RM 83. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 2019 AS INSTRUMENT NO. 20190089645 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA 84. INTENTIONALLY DELETED

RM 84a. AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 2020 AS INSTRUMENT NO. 20201053779 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA 84b - 84c INTENTIONALLY DELETED

RM 84d. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2020 AS INSTRUMENT NO. 202011693391 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

RM 84da. AN EASEMENT FOR STREET RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2021 AS INSTRUMENT NO. 20211910483 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84db. AN EASEMENT FOR NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 14, 2022 AS INSTRUMENT NO. 20220726378 OF OFFICIAL RECORDS
IN FAVOR OF: SANTA CLARITA VALLEY WATER AGENCY
AFFECTS: AS DESCRIBED THEREIN

RM 84dc. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208918 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84dd. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208919 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84de. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: SANITARY SEWER, INGRESS AND EGRESS AND INCIDENTAL PURPOSES

RM 84df. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS PURPOSES TOGETHER WITH THE RIGHT TO ASSIGN AND TRANSFER SUCH EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND INCIDENTAL PURPOSES

NA 84dg INTENTIONALLY DELETED

RM 84dh. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS FOR WATER QUALITY AND INCIDENTAL PURPOSES

NA 84e. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HERITAGE VIEW LANE SHARED AMENITY AGREEMENT" RECORDED APRIL 17, 2003 AS INSTRUMENT NO. 03-1087880

NA 84f. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), AS GRANTOR, TO TOURNAMENT PLAYERS CLUB AT VALENCIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 03-201314 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

RM 84g. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED NOVEMBER 4, 2020 AS INSTRUMENT NO. 20201398793 OF OFFICIAL RECORDS.

RM 84h. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

RM 84i. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

RM 84j. RIGHTS OF PARTIES IN POSSESSION.

RM 85. WITH RESPECT TO NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), A LIMITED PARTNERSHIP:
A. THAT A CERTIFIED COPY OF THE APPLICATION FOR REGISTRATION, FOREIGN LIMITED PARTNERSHIP (FORM LP-5) AND ANY AMENDMENTS THERETO (FORM LP-6) BE RECORDED IN THE PUBLIC RECORDS;
B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;
C. SATISFACTORY EVIDENCE OF THE CONSENT OF A MAJORITY IN INTEREST OF THE LIMITED PARTNERS TO THE CONTEMPLATED TRANSACTION;
D. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037

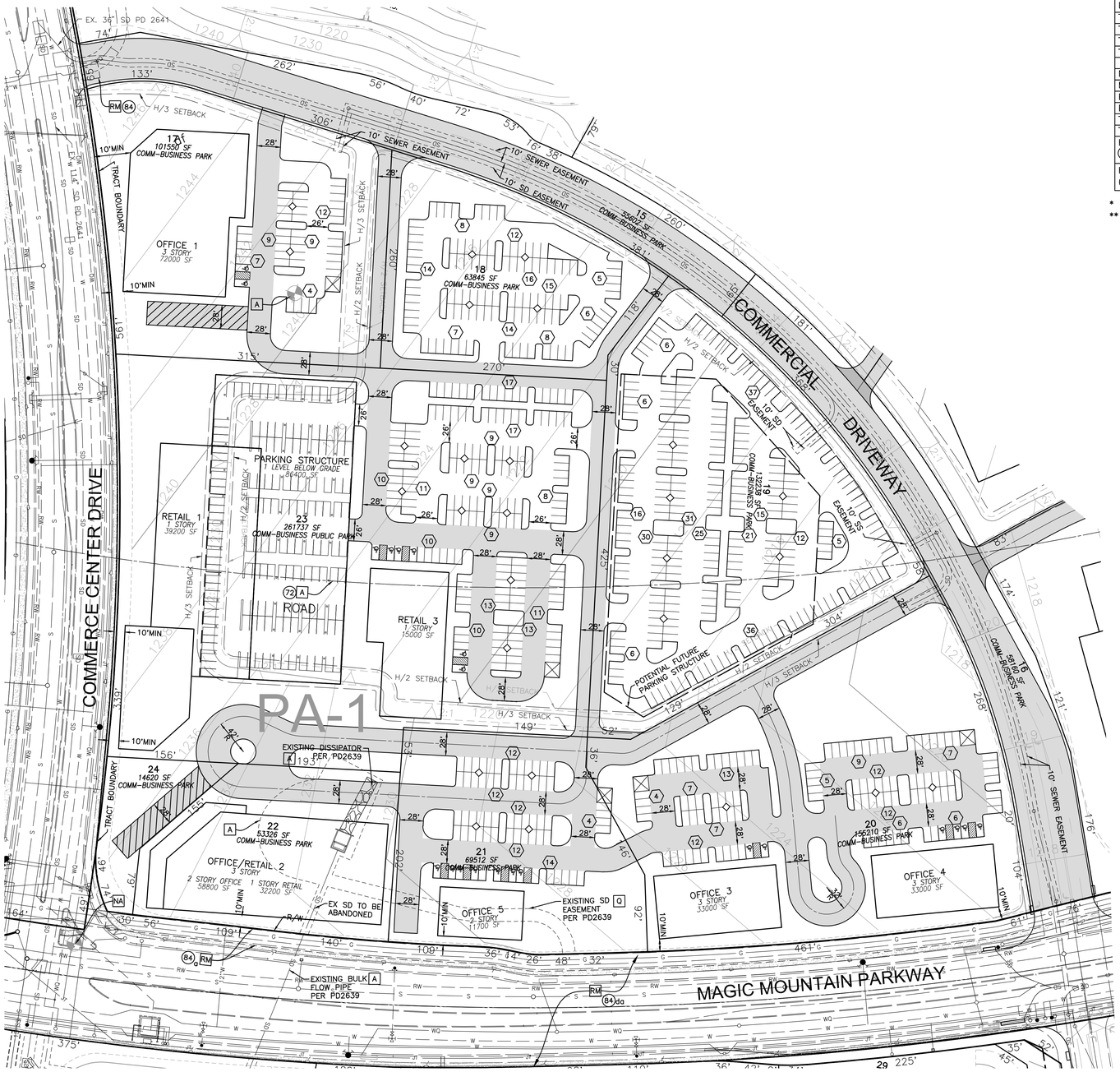
SHEET 1a
OF 14 SHEETS

G:\Vesting\ Ranch\53295 Entrada\Tentative\VTE5043-01a_Ent. Easement.dwg Plotted on Oct 22, 2024-7:55am by oddmw

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025



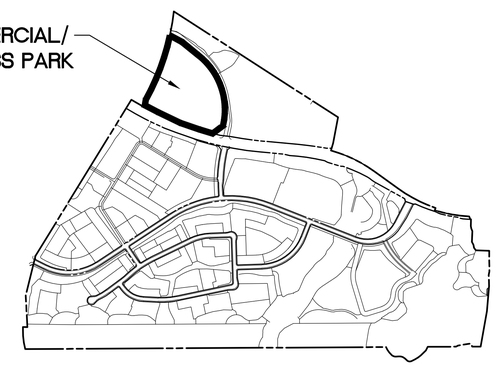
PA-1

LOTS 15, 17–24	
COMMERCIAL/OFFICE–RETAIL	
Land Use:	MU–COMM
Total Site Acreage:	20.9 Acres
Total Retail Sq. Ft.:	86400 s.f.
Total Office Sq. Ft.:	208500 s.f.
Total Sq. Ft.:	294900 s.f.
Number of Buildings:	7 Buildings
Max Height:	55'
Parking Required Retail:	346
Parking Required Office:	521
Total Parking Required:	867 Spaces
Total Parking Provided*:	867 Spaces
Handicap Parking**: (Per CBC Table 11B–208.2)	22 Spaces
Handicap Van–Accessible: (1 Space/6 Handicap SP)	5 Spaces

* Note: Additional 150 parking spaces provided in parking structure.
** Note: ADA parking is included in open parking stall count.

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT–OF–WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)



INDEX MAP

SCALE: 1" = 800'

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.

3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs

NORTH

FEET
60' 30' 0' 60' 120'
1" 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
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TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
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PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

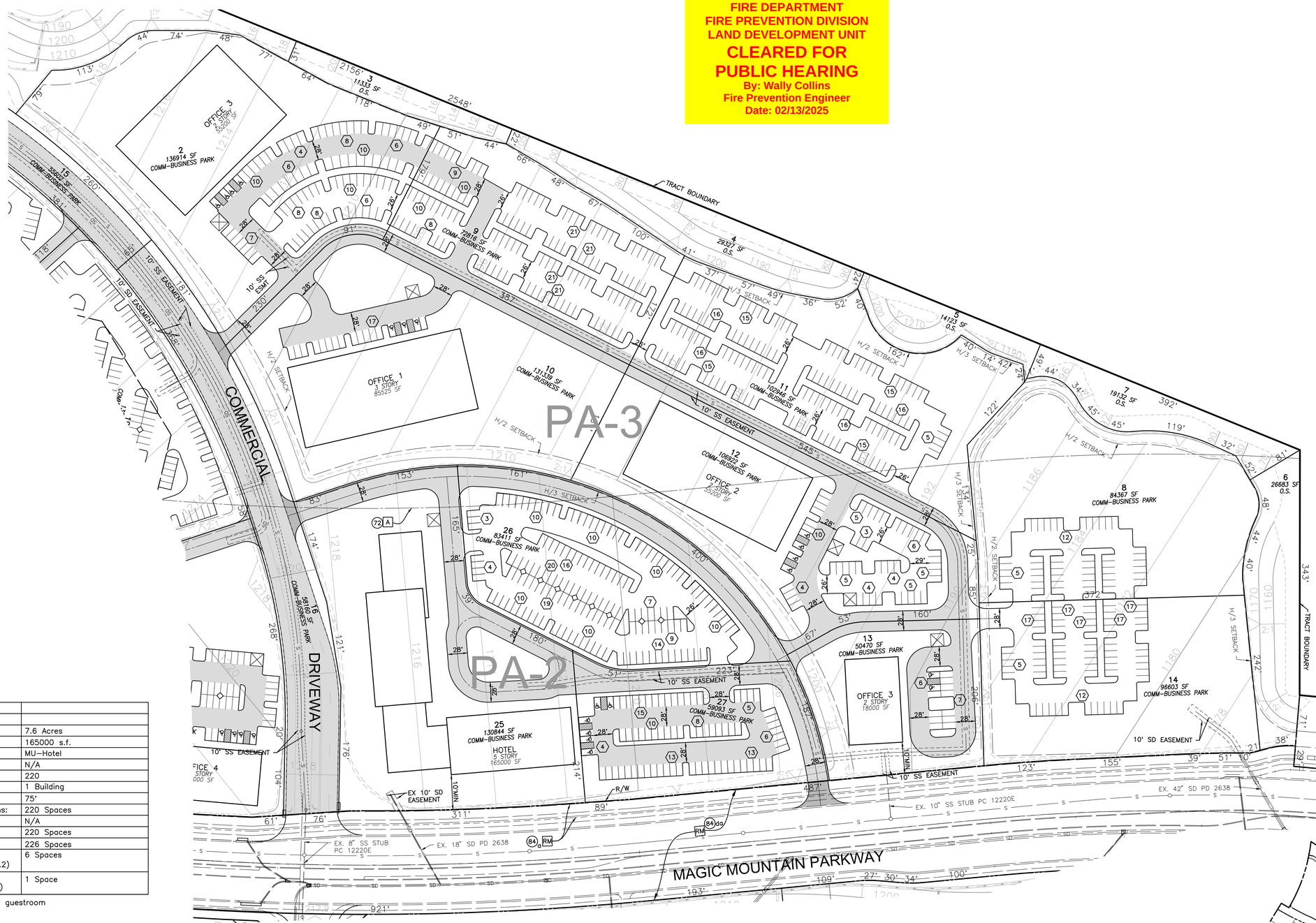
SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 2
OF 14 SHEETS

© Vtwnshl Ranch\53295 Entrada\tentative\VE53043-02_Ext A PA-1.dwg Plotted on Oct 22, 2024–7:54am by ddonw

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025



LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- (X) — PARKING COUNT
- TRASH ENCLOSURE
- (SD) — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-2

LOTS 16, 25-27	
HOTEL	
Total Site Acreage:	7.6 Acres
Total Site Area:	165000 s.f.
Land Use:	MU-Hotel
Total Retail Sq. Ft.:	N/A
Total Keys:	220
Number of Buildings:	1 Building
Max Height:	75'
Parking Req. Guest Rooms:	220 Spaces
Parking Required Retail:	N/A
Total Required Parking:	220 Spaces
Total Parking Provided*:	226 Spaces
Handicap Parking: (Per CBC Table 11B-208.2)	6 Spaces
Handicap Van-Accessible: (1 Space/8 Handicap SP)	1 Space

*Assumption: 1 space per guestroom

PA-3

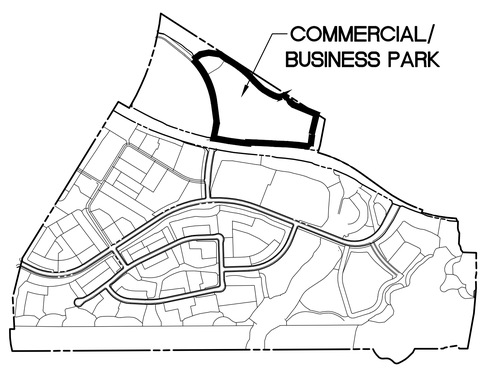
LOTS 2, 8-14	
COMMERCIAL/OFFICE-RETAIL	
Land Use:	MU-COMM
Total Site Acreage:	17.9 Acres
Total Retail Sq. Ft.:	
Total Retail Units:	
Total Office Sq. Ft.:	213,925 s.f.
Total Office Units:	
Number of Buildings:	3
Max Height:	55'
Total Required Parking: (1 Space/400 SF Building)	535 Spaces
Total Parking Provided:	535 Spaces
Handicap Parking: (Per CBC Table 11B-208.2)	13 Spaces
Handicap Van-Accessible: (1 Space/6 Handicap SP)	3 Space

NORTH

FEET: 60' 30' 0' 60' 120'
INCHES: 1" ½" 0" 1" 2"

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



INDEX MAP
SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
Jason H Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 3 OF 14 SHEETS

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NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
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LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-4b

LOT 41	
Commercial in Mixed-Use Zone	
Land Use:	MU-COMM
Total Site Acreage:	3.4 Acres
Total Sq. Ft.:	17,025 s.f.
Total Retail Units:	
Total Office Sq. Ft.:	
Total Office Units:	
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Commercial:	69 Spaces
Total Required Parking:	69 Spaces
Total Parking Provided:	69 Spaces
Handicap Parking*:	7 Spaces Per CBC Table 11B-208.2
Handicap Van-Accessible: 1 Space/6 Handicap PS	2 Spaces

* Note: Some ADA parking is included in open parking stall count.

PA-4b

LOT 41					
Condominium in Mixed-Use Zone					
Product Type:	MU-Residential				
# of Stories:	4				
Total Site Area:	3.4 Acres				
Land Use:	MU-Residential				
Total Units:	92				
Number of Buildings:	1				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	32	48	16	8	72
2 bed	51	77	26	13	116
3 bed	9	14	5	2	21
Total	92	139	47	23	209
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	209				
Provided Spaces:	–				
Garage:	209				
Open	0				
Total:	209				

Note: Parking Garage includes Commercial parking count in addition to this.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PA-4e

LOT 48,49,50,52,53					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	7.3 Acres				
Land Use:	Residential				
Total Units:	105				
Number of Buildings:	17				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	34	51	17	8	76
4 bed	71	107	35	18	160
Total	105	158	52	26	236
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	236				
Provided Spaces:	–				
Garage:	210				
* Open	26				
Total:	236				

* Note: Some ADA parking is included in open parking stall count.

PA-4a

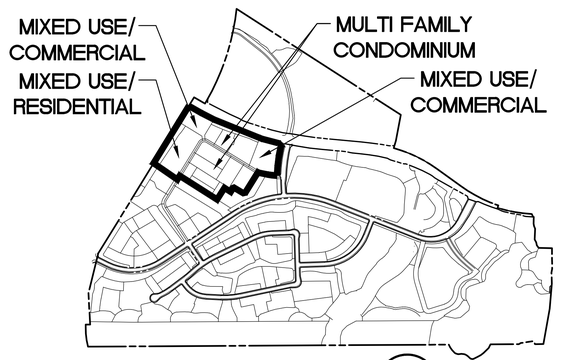
LOT 40,44,45,46,47					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	7.0 Acres				
Land Use:	Residential				
Total Units:	94				
Number of Buildings:	20				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
4 bed	94	141	47	24	212
Total	94	141	47	24	212
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	3				
Total ADA Parking	5				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	212				
Provided Spaces:	–				
Garage:	188				
* Open	29				
Total:	217				

* Note: Some ADA parking is included in open parking stall count.

PA-4d

LOT 51,54					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.2 Acres				
Land Use:	Residential				
Total Units:	84				
Number of Buildings:	14				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	70	105	35	17	157
4 bed	14	21	7	4	32
Total	84	126	42	21	189
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	189				
Provided Spaces:	–				
Garage:	168				
* Open	21				
Total:	189				

* Note: Some ADA parking is included in open parking stall count.



INDEX MAP
SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

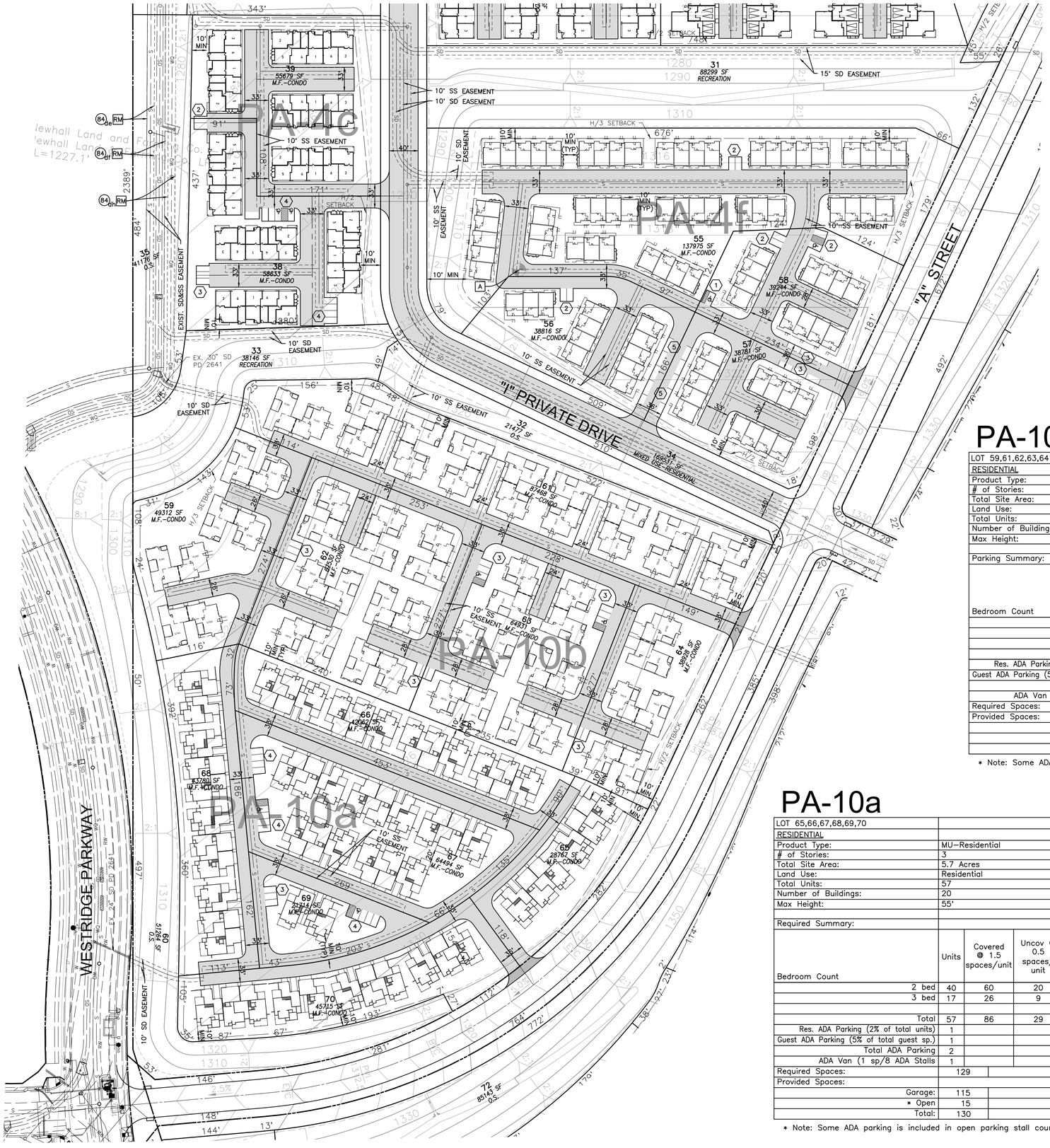
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No 0015-035-037
SHEET 4 OF 14 SHEETS

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PA-4c

LOT 38,39					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	2.6 Acres				
Land Use:	Residential				
Total Units:	48				
Number of Buildings:	8				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	40	60	20	10	90
4 bed	8	12	4	2	18
Total	48	72	24	12	108
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	108				
Provided Spaces:					
Garage:	96				
* Open	13				
Total:	109				

* Note: Some ADA parking is included in open parking stall count.

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT–OF–WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
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- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
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- PROPOSED DRIVEWAY
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- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-10b

LOT 59,61,62,63,64					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	2 & 3				
Total Site Area:	7.2 Acres				
Land Use:	Residential				
Total Units:	58				
Number of Buildings:	29				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	29	44	22	7	73
4 bed	29	44	22	7	73
Total	58	88	44	14	146
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	146				
Provided Spaces:					
Garage:	132				
* Open	15				
Total:	147				

* Note: Some ADA parking is included in open parking stall count.

PA-4f

LOT 55,56,57,58					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	5.9 Acres				
Land Use:	Residential				
Total Units:	89				
Number of Buildings:	22				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	45	67	23	12	102
4 bed	44	66	22	11	99
Total	89	133	45	23	201
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	201				
Provided Spaces:					
Garage:	178				
* Open	23				
Total:	201				

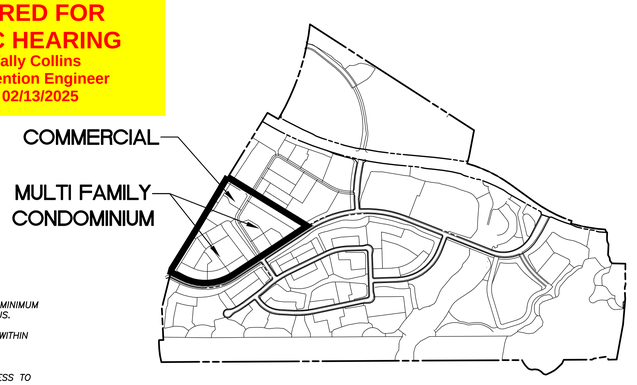
* Note: Some ADA parking is included in open parking stall count.

PA-10a

LOT 65,66,67,68,69,70					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	5.7 Acres				
Land Use:	Residential				
Total Units:	57				
Number of Buildings:	20				
Max Height:	55'				
Required Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
2 bed	40	60	20	10	90
3 bed	17	26	9	4	39
Total	57	86	29	14	129
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	129				
Provided Spaces:					
Garage:	115				
* Open	15				
Total:	130				

* Note: Some ADA parking is included in open parking stall count.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025



INDEX MAP

SCALE: 1" = 800'

NOTES:

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60' 30' 0' 60' 120' FEET
1" ½" 0" 1" 2" INCHES

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JASON H. FUKUMITSU 11/20/24 DATE

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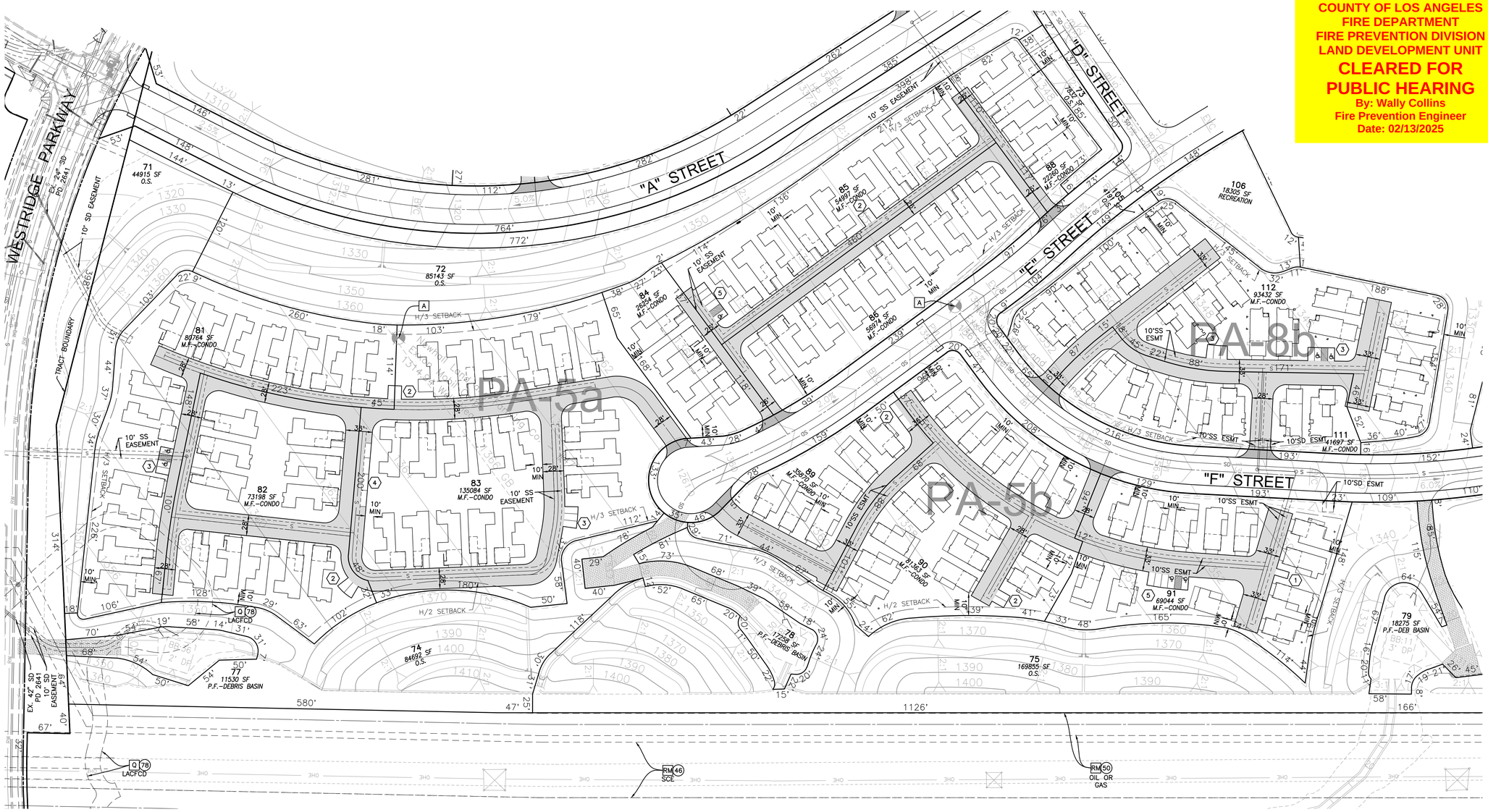
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JOB No. 0015-035-037
SHEET 5 OF 14 SHEETS

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
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- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)



PA-5a

LOT 81,82,83,84,85,86,88					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	2				
Total Site Area:	10.4 Acres				
Land Use:	Residential				
Total Units:	70				
Number of Buildings:	70				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
4 bed	46	69	23	12	104
5 bed	24	36	12	6	54
Total	70	105	35	18	158
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	158				
Provided Spaces:					
Garage:	140				
* Open	21				
Total:	161				

* Note: Some ADA parking is included in open parking stall count.

PA-5b

LOT 89,90,91					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.3 Acres				
Land Use:	Residential				
Total Units:	34				
Number of Buildings:	34				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	34	51	17	9	77
Total	34	51	17	9	77
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	77				
Provided Spaces:					
Garage:	68				
* Open	10				
Total:	78				

* Note: Some ADA parking is included in open parking stall count.

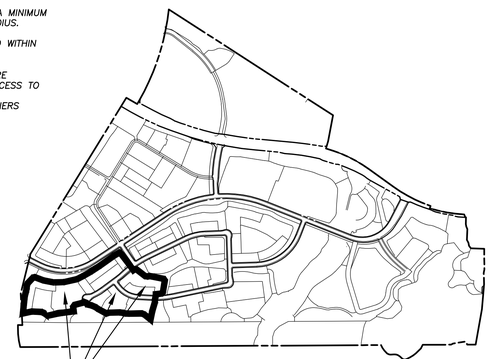
PA-8b

LOT 111,112					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.1 Acres				
Land Use:	Residential				
Total Units:	24				
Number of Buildings:	24				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
4 bed	24	36	12	6	54
Total	24	36	12	6	54
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	54				
Provided Spaces:					
Garage:	48				
* Open	6				
Total:	54				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



MULTI FAMILY CONDOMINIUM

INDEX MAP

SCALE: 1" = 800'

NORTH

NORTH

FEET
60' 30' 0' 60' 120'
INCHES
1" ½" 0" 1" 2"

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:

FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355

TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:

HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

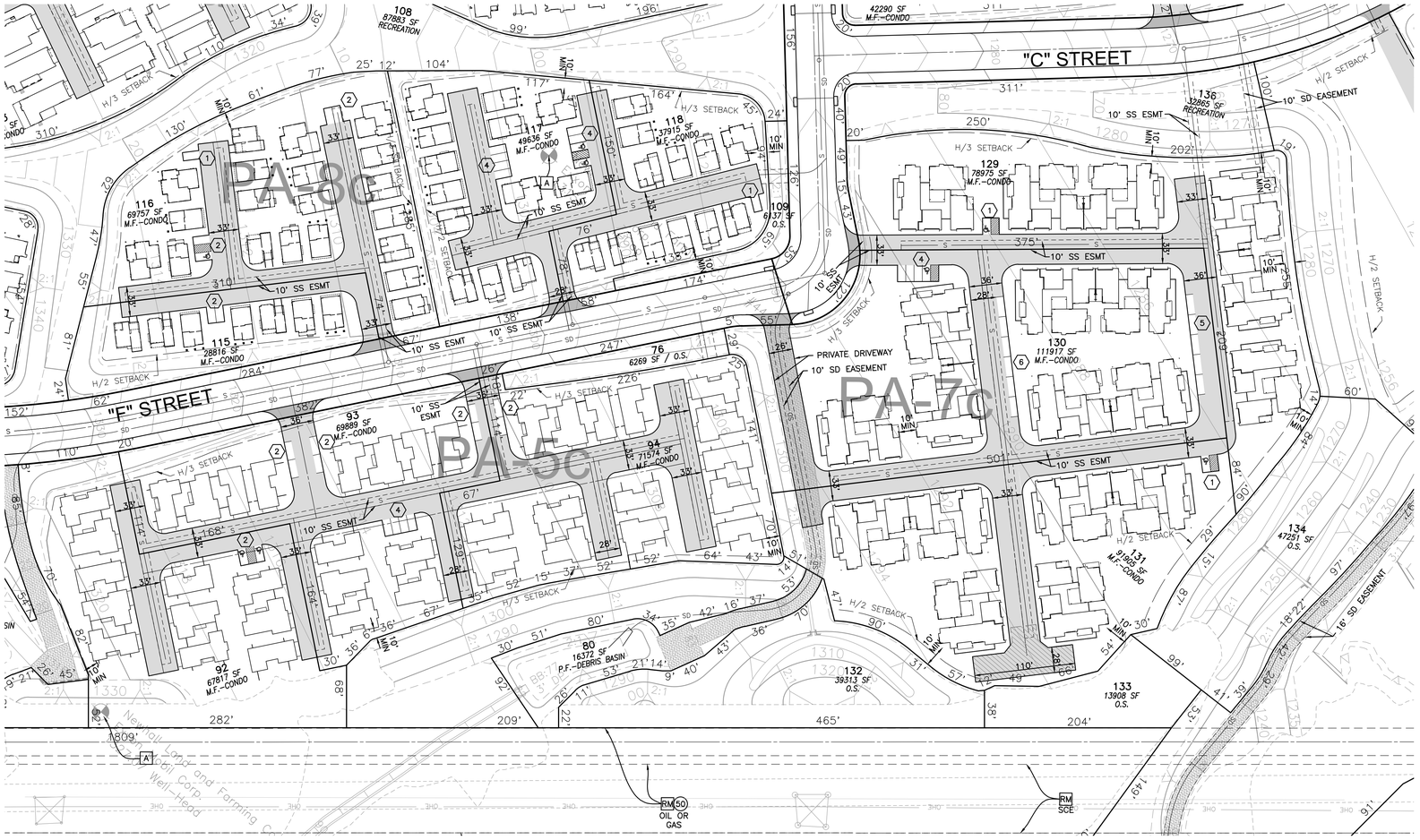
Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-035-037
SHEET	6
	OF 14 SHEETS

G:\Vtmtnal Ranch\53295 Entrada\Tentative\VESH43-06_Exh A PA-5a 5b & 8b.dwg Plotted on Nov 20, 2024--6:21am by ddonne



NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
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COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

NORTH

FEET
60' 30' 0' 60' 120'
INCHES
1" ½" 0" 1" 2"

PA-5c

LOT 92,93,94					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	4.8 Acres				
Land Use:	Residential				
Total Units:	39				
Number of Buildings:	39				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
2 bed	15	21	8	4	35
3 bed	11	17	5	3	26
4 bed	13	20	7	4	31
Total	39	58	20	11	89
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	89				
Provided Spaces: Garage:	78				
* Open	14				
Total:	92				

* Note: Some ADA parking is included in open parking stall count.

PA-7c

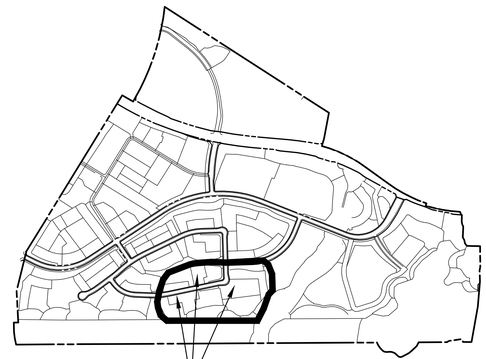
LOT 129,130,131					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	6.5 Acres				
Land Use:	Residential				
Total Units:	57				
Number of Buildings:	12				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	57	85	29	14	128
Total	57	85	29	14	128
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Provided Spaces:	128				
Required Spaces: Garage:	114				
* Open	17				
Total:	131				

* Note: Some ADA parking is included in open parking stall count.

PA-8c

LOT 115,116,117,118					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	2 & 3				
Total Site Area:	4.3 Acres				
Land Use:	Residential				
Total Units:	52				
Number of Buildings:	52				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	52	78	26	13	117
Total	52	78	26	13	117
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Provided Spaces:	117				
Required Spaces: Garage:	90				
Carport:	14				
* Open	16				
Total:	120				

* Note: Some ADA parking is included in open parking stall count.



MULTI FAMILY CONDOMINIUM

INDEX MAP
SCALE: 1" = 800'

NORTH

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Ste 23 ▪ Valencia, CA 91355
PH: (661) 294-2211 ▪ FX: (661) 294-9890

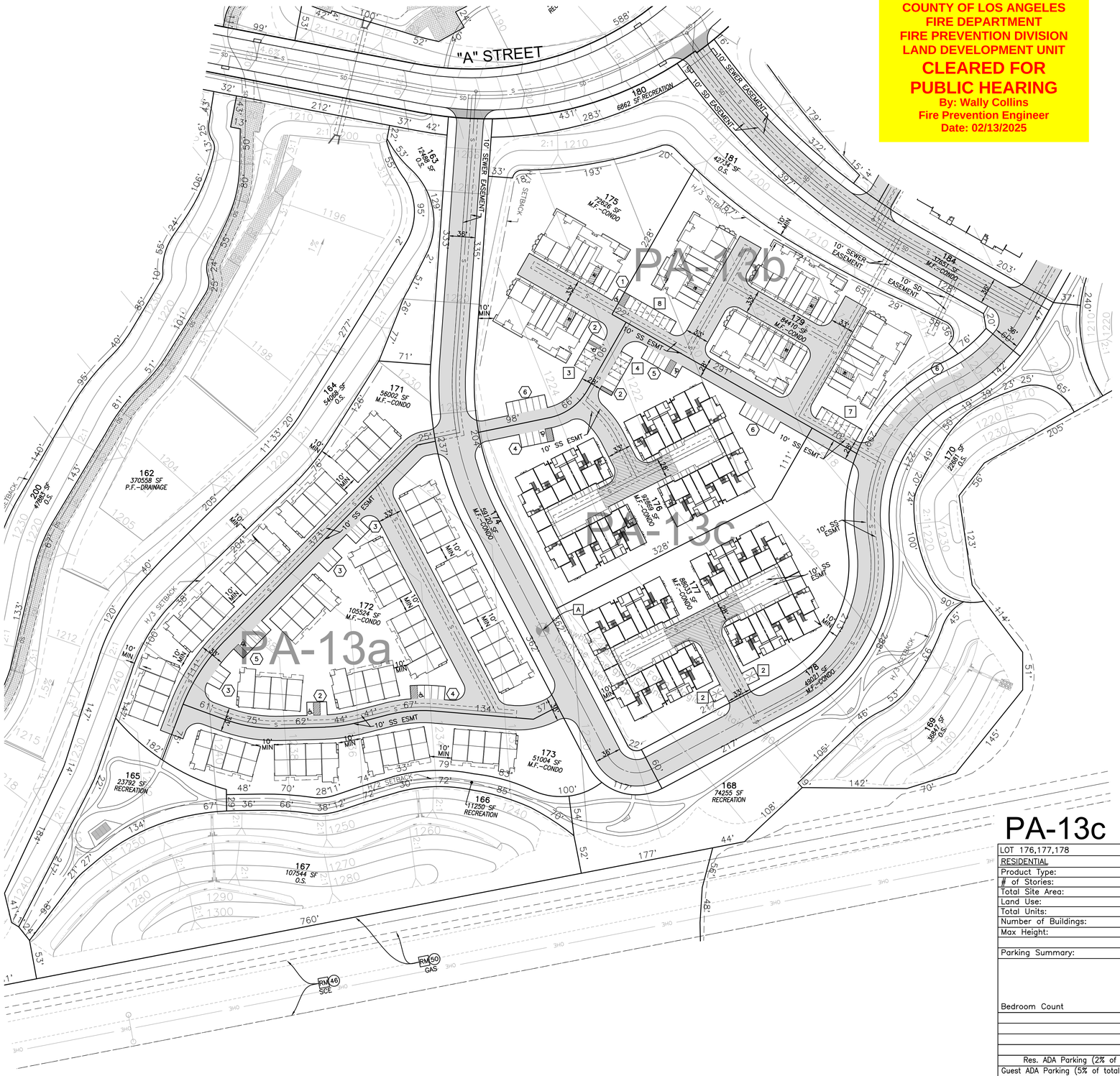
JASON H. FUKUMITSU 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 7 OF 14 SHEETS

G:\Newhall Ranch\53295 Entrada\Tentative\VE53443-07_Exh A PA-5c & 7c & 8c.dwg Plotted on Nov 20, 2024–6:29pm by adamw



COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PA-13a

LOT 171,172,173,174					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	2 & 3				
Total Site Area:	6.3 Acres				
Land Use:	Residential				
Total Units:	68				
Number of Buildings:	17				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	34	51	17	9	77
4 bed	34	51	17	9	77
Total	68	102	34	18	154
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	154				
Provided Spaces:					
Garage:	136				
* Open	20				
Total:	156				

* Note: Some ADA parking is included in open parking stall count.

PA-13b

LOT 175,179					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.6 Acres				
Land Use:	Residential				
Total Units:	48				
Number of Buildings:	6				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	12	18	6	3	27
2 bed	24	36	12	6	54
3 bed	12	18	6	3	27
Total	48	72	24	12	108
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	8				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	108				
Provided Spaces:					
Garage:	78				
Carport	18				
* Open	15				
Total:	111				

* Note: Some ADA parking is included in open parking stall count.

PA-13c

LOT 176,177,178					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	2 & 3				
Total Site Area:	5.2 Acres				
Land Use:	Residential				
Total Units:	56				
Number of Buildings:	4				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	8	12	4	2	18
2 bed	16	24	8	4	36
3 bed	32	48	16	8	72
Total	56	84	28	14	126
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	126				
Provided Spaces:					
Garage:	104				
Carport	8				
* Open	17				
Total:	129				

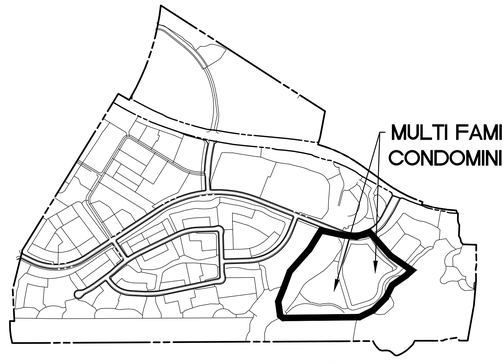
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LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

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INDEX MAP
SCALE: 1" = 800'

NORTH

FEET
60' 30' 0' 60' 120'
1" ½" 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
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OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

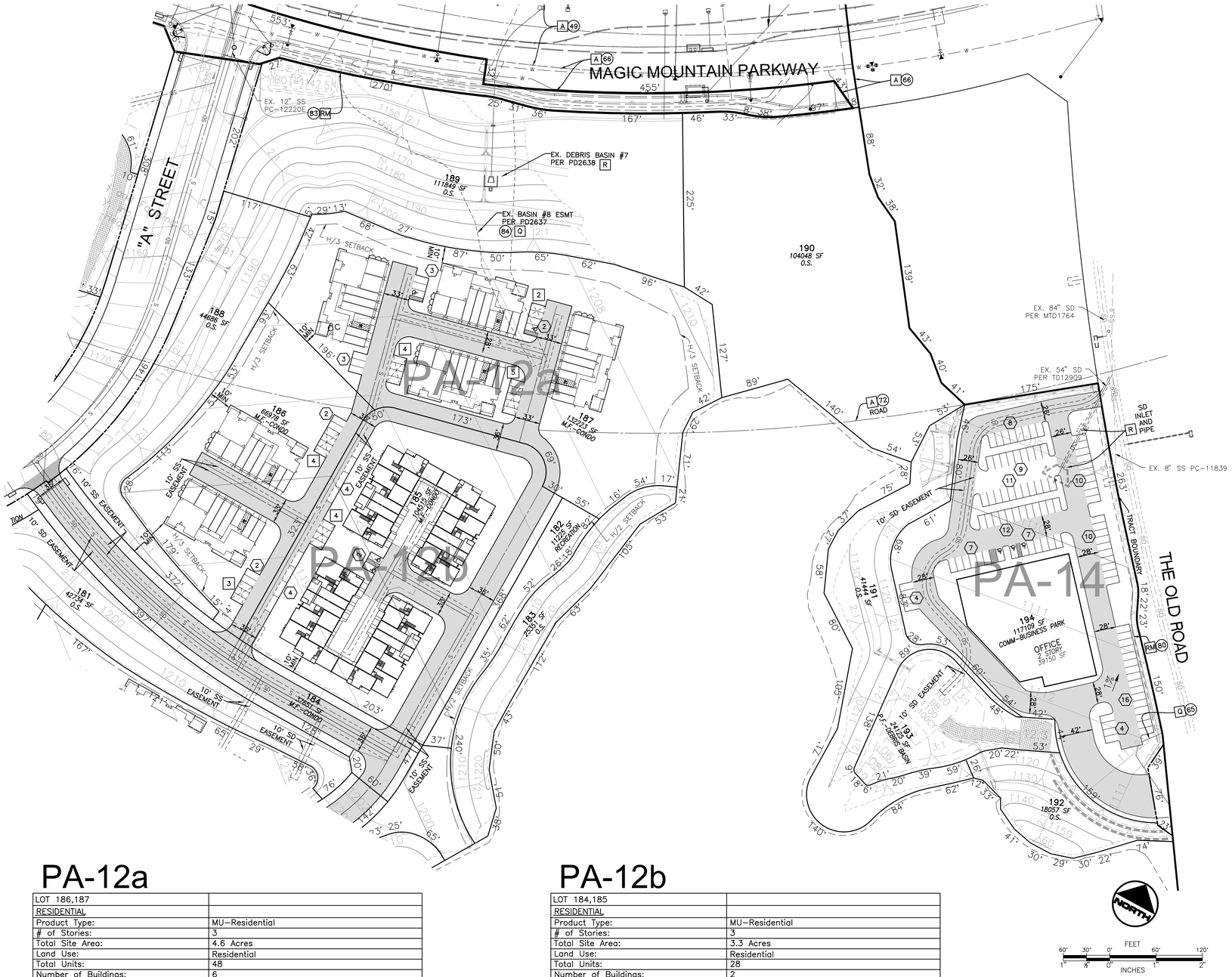
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 8 OF 14 SHEETS

© Vianeali Ronch\53295 Entrada\Tentative\VES5043-08_Exh. A PA-13a 13b & 13c.dwg Plotted on Nov 20, 2024-6:42pm by adamw



COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
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- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-14

LOT 194	
COMMERCIAL/OFFICE	
Land Use:	Office
Total Site Acreage:	2.7 Acres
Total Commercial Sq. Ft:	39,150 s.f.
Total Units	
Number of Buildings:	1 Building
Max Height:	55'
Parking Req. Residential:	
Parking Req. Office:	98 Spaces
Total Required Parking:	98 Spaces
Total Parking Provided*:	98 Spaces
Handicap Parking:	3 Spaces 3.1% of Parking Provided
Handicap Van-Accessible:	1 Space 1 Space/8 Handicap PS

PA-12a

LOT 186,187					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.6 Acres				
Land Use:	Residential				
Total Units:	48				
Number of Buildings:	6				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	12	18	6	3	27
2 bed	24	36	12	6	54
3 bed	12	18	6	3	27
Total	48	72	24	12	108
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	108				
Provided Spaces:					
Garage:	96				
Carport	18				
* Open	12				
Total:	126				

* Note: Some ADA parking is included in open parking stall count.

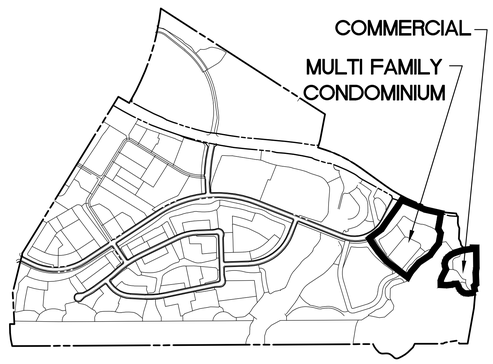
PA-12b

LOT 184,185					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.3 Acres				
Land Use:	Residential				
Total Units:	28				
Number of Buildings:	2				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	4	6	2	1	9
2 bed	8	12	4	2	18
3 bed	16	24	8	4	36
Total	28	42	14	7	63
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	63				
Provided Spaces:					
Garage:	56				
Carport	4				
* Open	10				
Total:	70				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

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INDEX MAP
SCALE: 1" = 800'

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

LEGAL DESCRIPTION:
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OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU — 11/20/24 — DATE

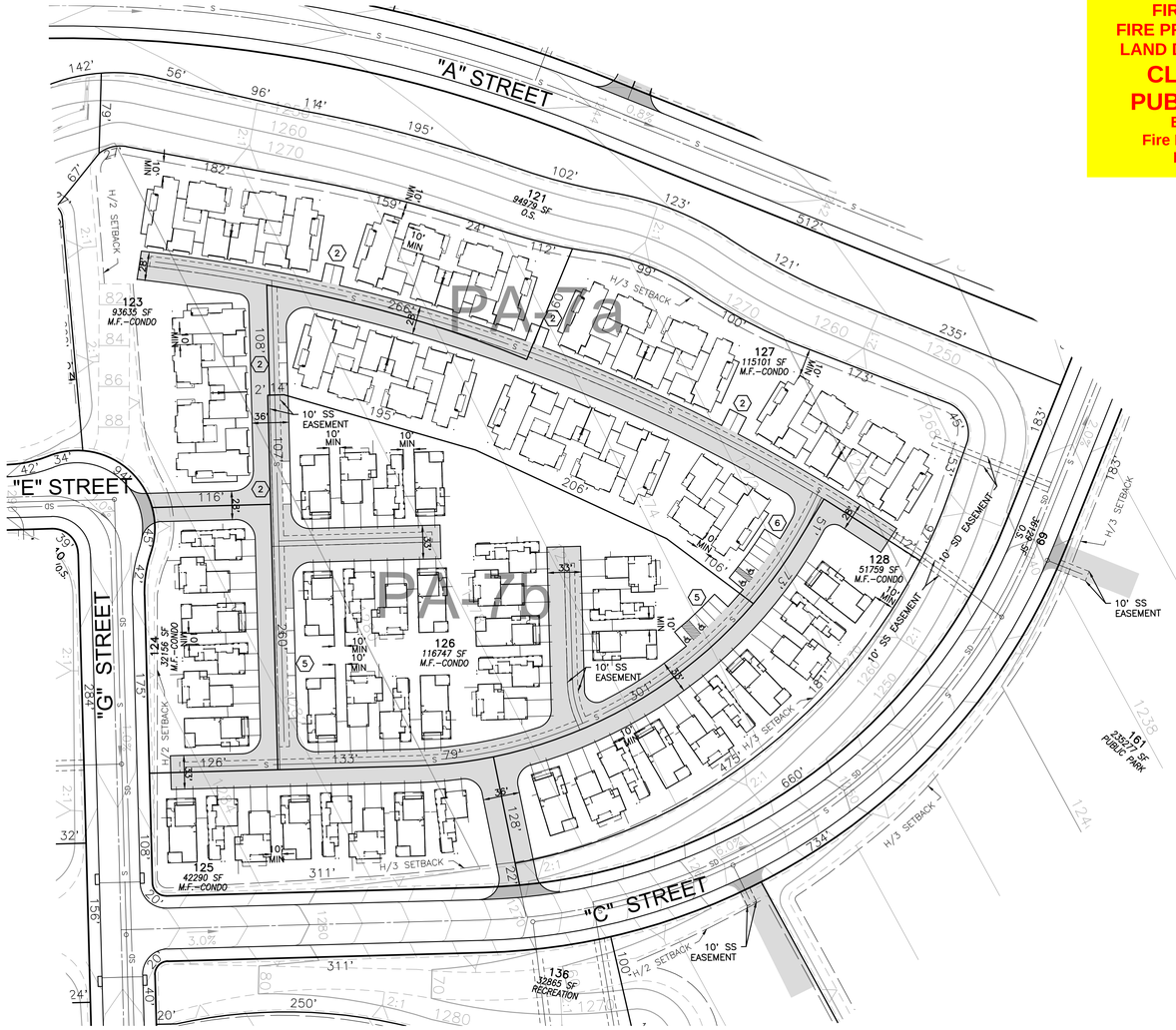
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-035-037
SHEET	9
	OF 14 SHEETS

© Newhall Ranch\53295 Entrada\Tentative\VES043-09_Exh A PA-12a 12b & 14.dwg Plotted on Nov 20, 2024-6:46am by adamw

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025



LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
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- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

NORTH

FEET
60' 30' 0' 60' 120'
1" = 60'
INCHES

PA-7a

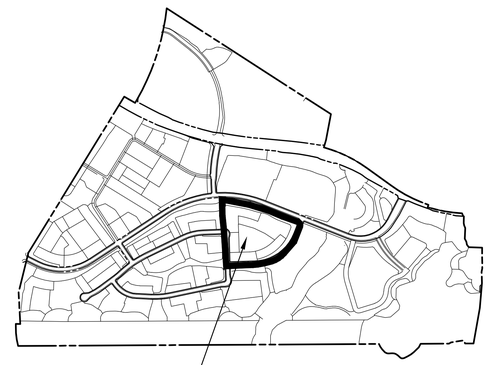
LOT 123,127						
RESIDENTIAL						
Product Type:	MU–Residential					
# of Stories:	3					
Total Site Area:	4.7 Acres					
Land Use:	Residential					
Total Units:	45					
Number of Buildings:	15					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total	
3 bed	45	67	23	12	102	
Total	45	67	23	12	102	
Res. ADA Parking (2% of total units)	1					
Guest ADA Parking (5% of total guest sp.)	1					
Total ADA Parking	2					
ADA Van (1 sp/8 ADA Stalls	1					
Required Spaces:	102					
Provided Spaces:						
Garage:	90					
* Open	13					
Total:	103					

* Note: Some ADA parking is included in open parking stall count.

PA-7b

LOT 124,125,126,128					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	5.6 Acres				
Land Use:	Residential				
Total Units:	44				
Number of Buildings:	44				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	44	66	22	11	99
Total	44	66	22	11	99
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	99				
Provided Spaces:					
Garage:	88				
* Open	13				
Total:	101				

* Note: Some ADA parking is included in open parking stall count.



INDEX MAP
SCALE: 1" = 800'

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU — DATE 11/20/24

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 10 OF 14 SHEETS

G:\Vesting\ Ranch\53295 Entrada\Tentative\VTE53043-10_Exh A PA-7a & 7b.dwg Plotted on Nov 20, 2024–6:48am by adamw



COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-8d

LOT 119,120					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	3.3 Acres				
Land Use:	Residential				
Total Units:	26				
Number of Buildings:	26				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
4 bed	26	39	13	7	59
Total	26	39	13	7	59
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	59				
Provided Spaces:					
Garage:	52				
* Open	8				
Total:	60				

* Note: Some ADA parking is included in open parking stall count.

PA-6a

LOT 97,98,99,100,101,102					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	3.0 Acres				
Land Use:	Residential				
Total Units:	30				
Number of Buildings:	30				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
2 bed	10	15	5	3	23
3 bed	10	15	5	3	23
4 bed	10	15	5	3	23
Total	30	45	15	9	69
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	69				
Provided Spaces:					
Garage:	60				
* Open	9				
Total:	69				

* Note: Some ADA parking is included in open parking stall count.

PA-6b

LOT 103,104					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	3.2 Acres				
Land Use:	Residential				
Total Units:	26				
Number of Buildings:	26				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
3 bed	26	39	13	7	59
Total	26	39	13	7	59
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	59				
Provided Spaces:					
Garage:	52				
* Open	8				
Total:	60				

* Note: Some ADA parking is included in open parking stall count.

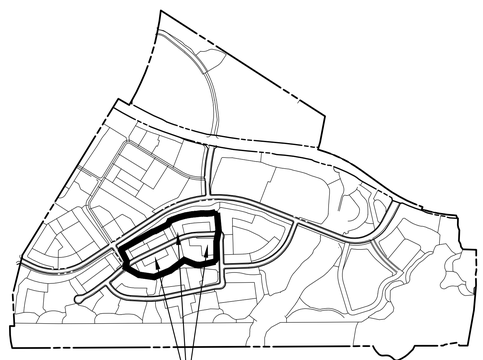
PA-8a

LOT 113,114					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	3.0 Acres				
Land Use:	Residential				
Total Units:	26				
Number of Buildings:	26				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
3 bed	26	39	13	7	59
Total	26	39	13	7	59
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	59				
Provided Spaces:					
Garage:	52				
* Open	10				
Total:	62				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

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MULTI FAMILY CONDOMINIUM

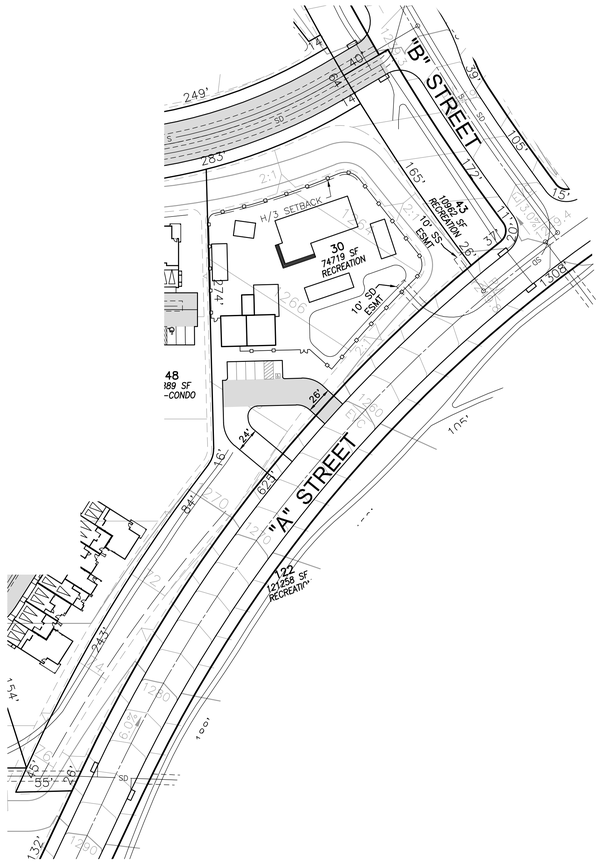
INDEX MAP
SCALE: 1" = 800'

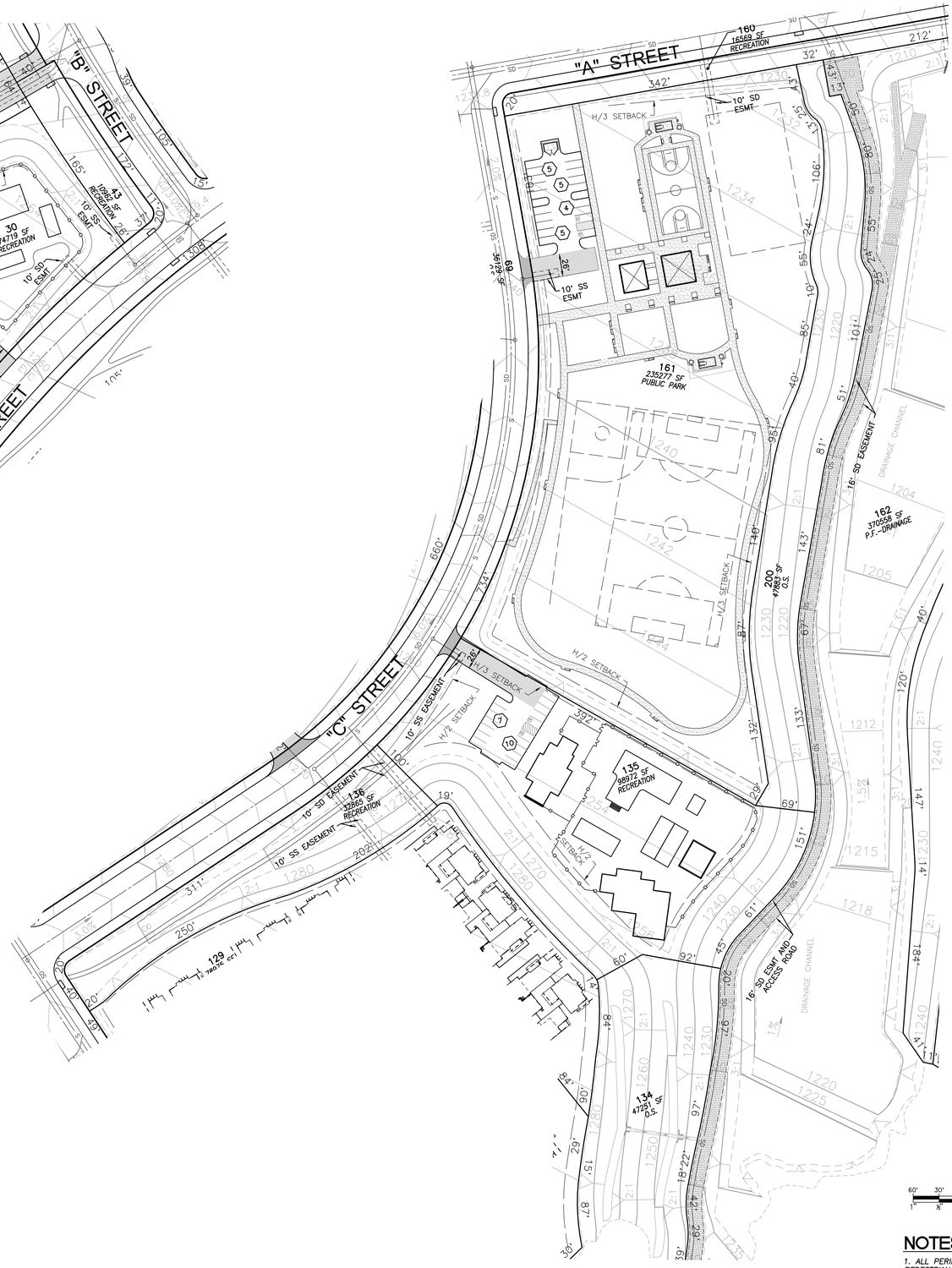
DESIGNED: A WAKEFIELD	LEGAL DESCRIPTION: IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.	OWNER/DEVELOPER: FIVEPOINT NEWHALL LAND 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON	PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING * ENGINEERING * SURVEYING 26074 Avenue Hall, Ste 23 * Valencia, CA 91355 PH: (661) 294-2211 * FX: (661) 294-9890 JASON H. FUKUMITSU DATE
DRAFTED:			
CHECKED: J FUKUMITSU		REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA	

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 11
OF 14 SHEETS

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PUBLIC PARK

LOT 161	
PUBLIC PARK	
Land Use:	RECREATION
Total Site Area:	5.4 Acres
Total Building Sq. Ft:	2,203 SF
Total Buildings	2
Number of Buildings:	2
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	6 Spaces
Total Parking Provided:	19 Spaces
Handicap Parking: (1 Space/25 PS)	2 Spaces
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

RECREATION

LOT 135	
RECREATION	
Land Use:	RECREATION
Total Site Area:	2.3 Acres
Total Building Sq. Ft:	6,600 SF
Total Buildings	2
Number of Buildings:	2
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	17 Spaces
Total Parking Provided:	17 Spaces
Handicap Parking: (1 Space/25 PS)	2 Spaces
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

RECREATION

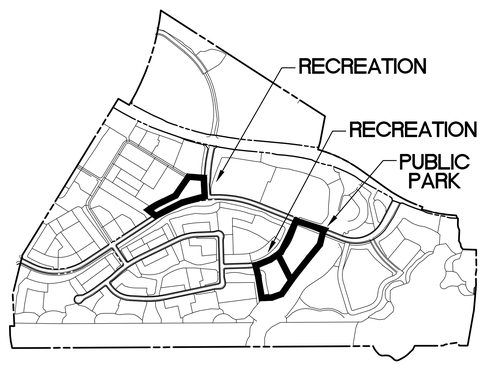
LOT 30	
RECREATION	
Land Use:	RECREATION
Total Site Area:	1.7 Acres
Total Building Sq. Ft:	1,830 SF
Total Buildings	1
Number of Buildings:	1
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	5 Spaces
Total Parking Provided:	5 Spaces
Handicap Parking: (1 Space/25 PS)	1 Space
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

NORTH

FEET
60' 30' 0' 60' 120'
1" ½" 0" 1" 2"
INCHES

NOTES:

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INDEX MAP
SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Ste 23 ▪ Valencia, CA 91355
PH: (661) 294-2211 ▪ FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

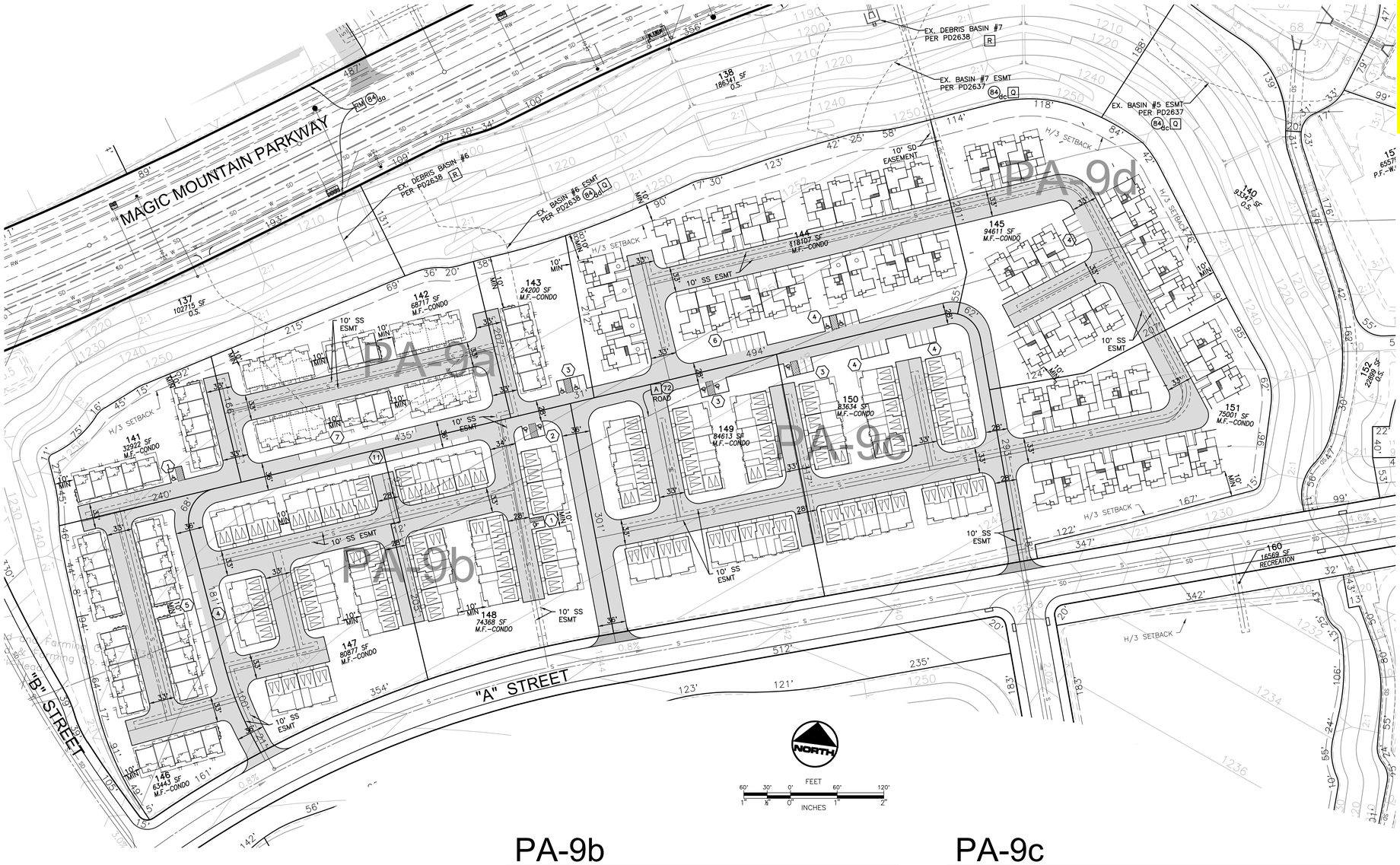
SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 12 OF 14 SHEETS

© Newhall Ranch\53295 Entradas\Tentative\VE53943-T2_Exh A Park and Recreation.dwg Plotted on Nov 20, 2024-11:19am by oddome

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)



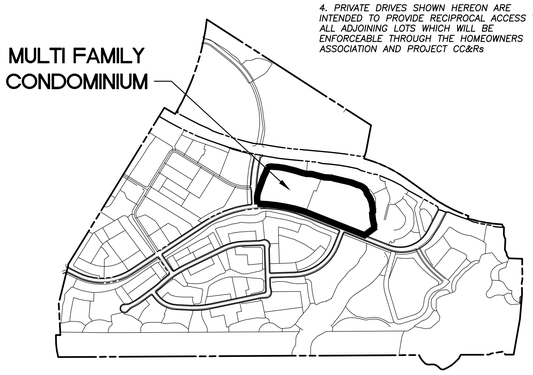
PA-9d

LOT 144,145,151					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	6.6 Acres				
Land Use:	Residential				
Total Units:	54				
Number of Buildings:	22				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
3 bed	39	58	19	10	89
4 bed	15	23	8	4	35
Total	54	81	27	14	122
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	122				
Provided Spaces:					
Garage:	108				
* Open	14				
Total:	122				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



INDEX MAP

SCALE: 1" = 800'

PA-9a

LOT 141,142,143,146					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.5 Acres				
Land Use:	Residential				
Total Units:	62				
Number of Buildings:	14				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
2 bed	48	72	24	12	108
3 bed	14	21	7	4	32
4 bed					
Total	62	93	31	16	140
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	140				
Provided Spaces:					
Garage:	124				
* Open	16				
Total:	140				

* Note: Some ADA parking is included in open parking stall count.

PA-9b

LOT 147,148					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.6 Acres				
Land Use:	Residential				
Total Units:	54				
Number of Buildings:	11				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
3 bed	37	55	19	10	84
4 bed	17	25	9	5	39
Total	54	80	28	15	123
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	123				
Provided Spaces:					
Garage:	108				
* Open	18				
Total:	126				

* Note: Some ADA parking is included in open parking stall count.

PA-9c

LOT 149,150					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.8 Acres				
Land Use:	Residential				
Total Units:	56				
Number of Buildings:	10				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/unit	Guest @ 0.25 spaces/unit	Total
3 bed	44	66	22	11	99
4 bed	12	18	6	3	27
Total	56	84	28	14	126
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls)	1				
Required Spaces:	126				
Provided Spaces:					
Garage:	112				
* Open	14				
Total:	126				

* Note: Some ADA parking is included in open parking stall count.

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

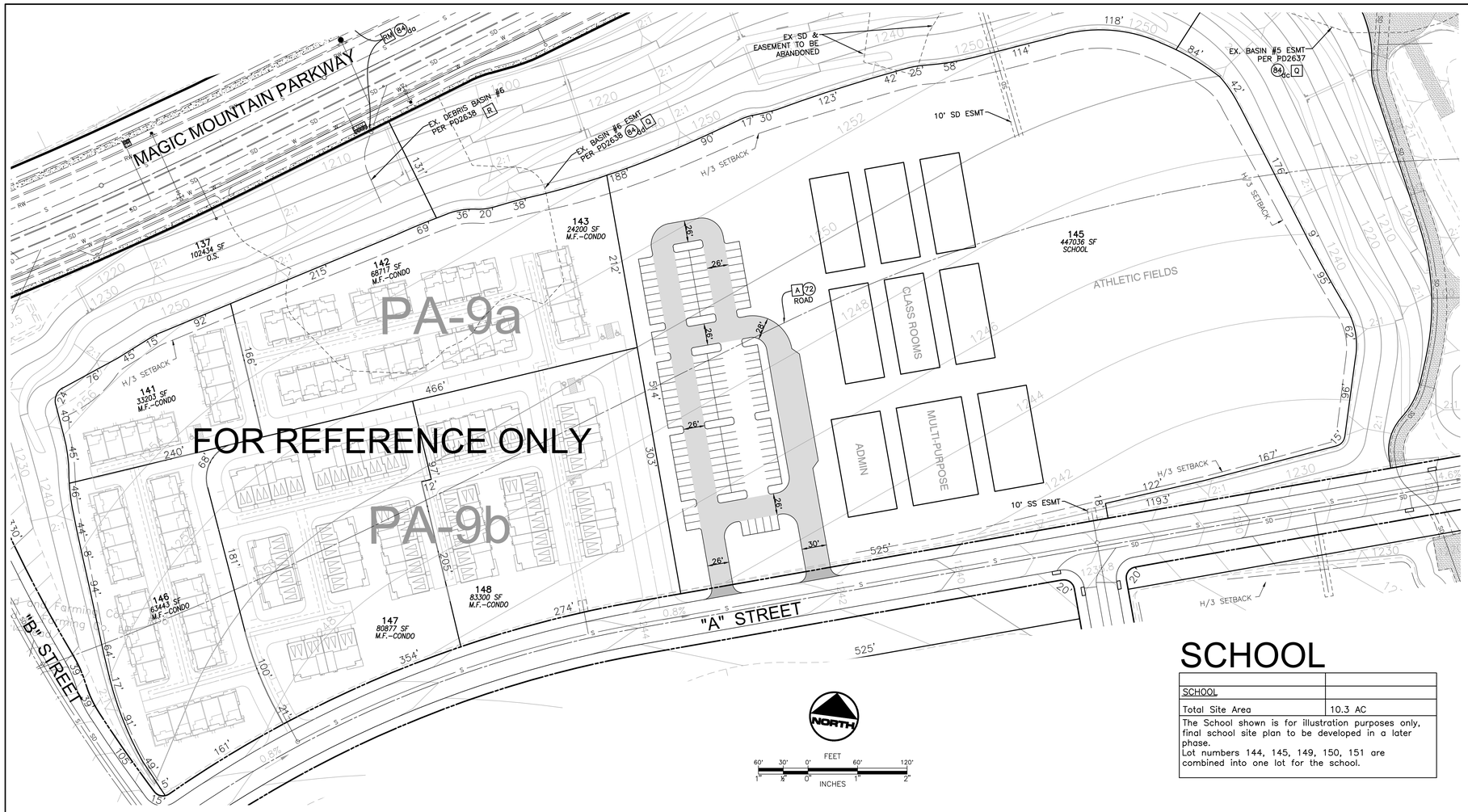
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU — 11/20/24 — DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 13
OF 14 SHEETS

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SCHOOL

SCHOOL	
Total Site Area	10.3 AC

The School shown is for illustration purposes only, final school site plan to be developed in a later phase.
Lot numbers 144, 145, 149, 150, 151 are combined into one lot for the school.

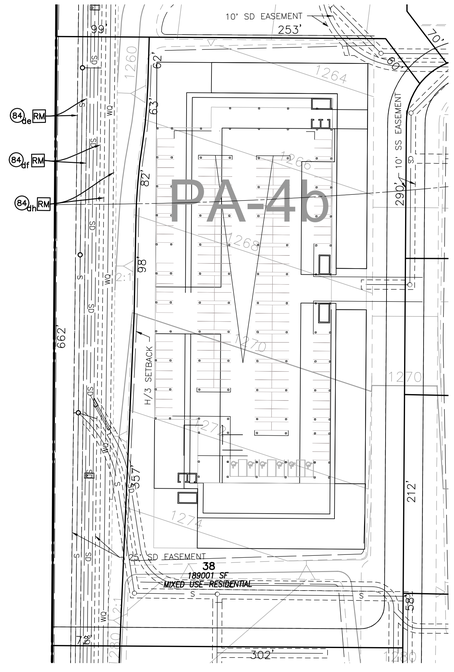
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COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)



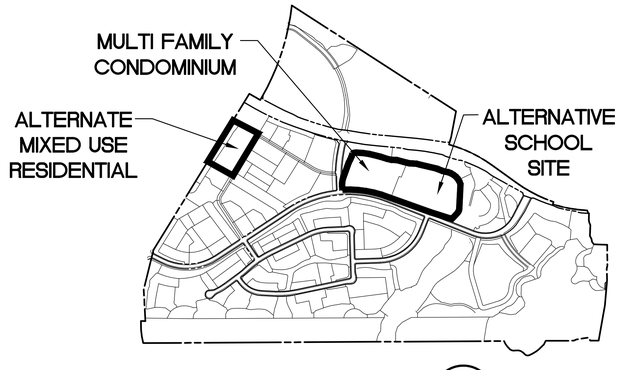
PA-4b ALTERNATE

LOT 41	
Condominium in Mixed-Use Zone	
Land Use:	MU-Residential
Total Site Acreage:	3.4 Acres
Total Residential Units:	202 *
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Residential:	697 Spaces
Total Parking Provided*:	697 Spaces
Handicap Parking:	14 Spaces (10 assigned + 4 unassigned) 2% of Total assigned stalls per CBC 1109A.3 + 5% of total unassigned stalls per CBC 1109A.5 (Guest Parking)
Handicap Van-Accessible:	2 Spaces (1 assigned + 1 unassigned) 1 Space/8 Handicap PS

* 110 dwelling units on PA-9c and PA-9d were relocated to PA-4b with the addition of the school site in this location.

PA-4b ALTERNATE

LOT 41	
COMMERCIAL	
Land Use:	MU-COMM
Total Site Acreage:	3.4 Acres
Total Sq. Ft.:	17,025 s.f.
Total Retail Units:	
Total Office Sq. Ft.:	
Total Office Units:	
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Commercial:	69 Spaces
Total Required Parking:	69 Spaces
Total Parking Provided*:	69 Spaces
Handicap Parking**:	7 Spaces Per CBC Table 11B-208.2
Handicap Van-Accessible**:	2 Spaces 1 Space/6 Handicap PS

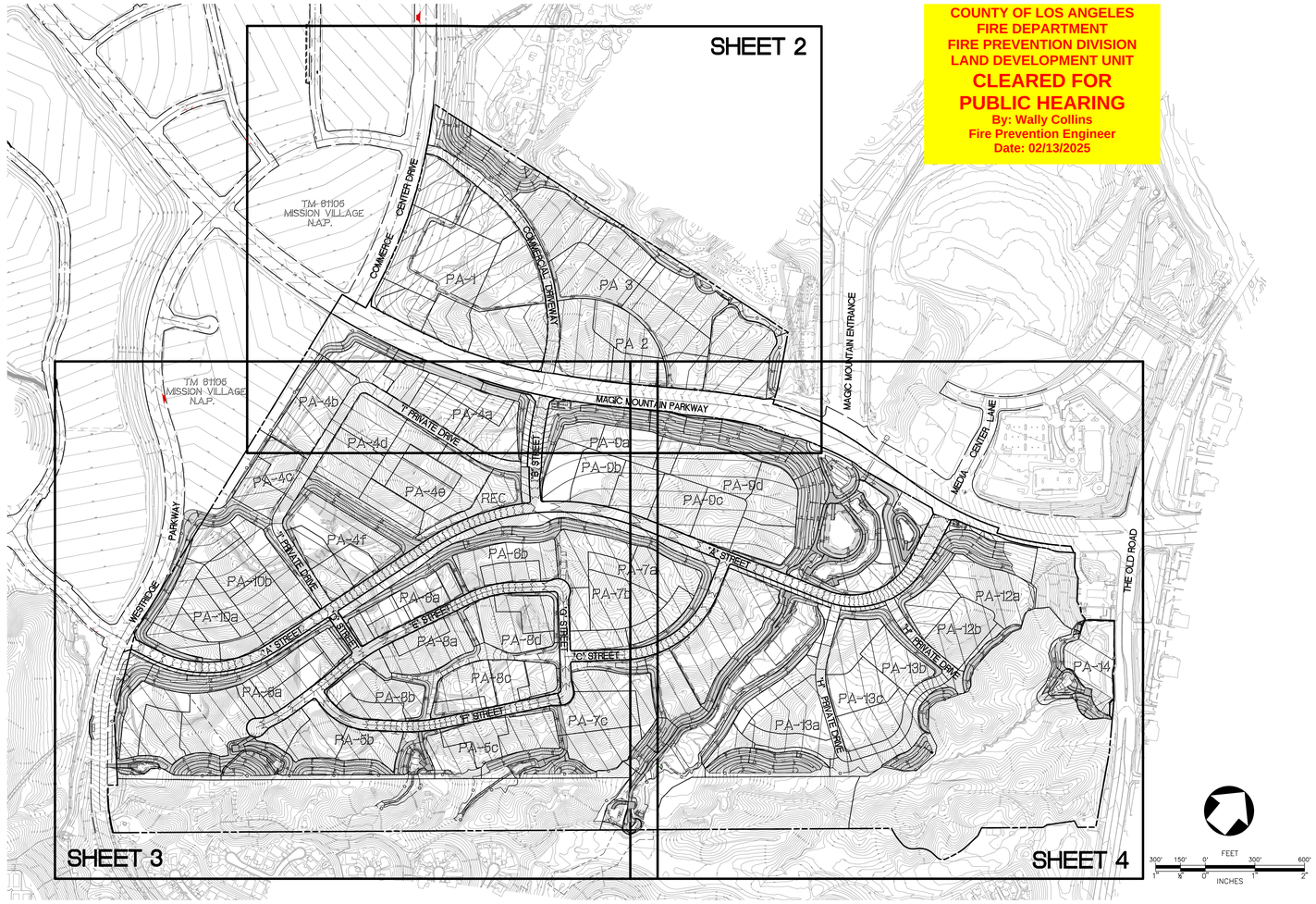


INDEX MAP

SCALE: 1" = 800'

DESIGNED: A WAKEFIELD	LEGAL DESCRIPTION: IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.	OWNER/DEVELOPER: FIVEPOINT NEWHALL LAND 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON	REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA	PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING • ENGINEERING • SURVEYING 26074 Avenue Hall, Ste 23 • Valencia, CA 91355 PH: (661) 294-2211 • FX: (661) 294-9890 JASON H. FUKUMITSU 11/20/24 DATE	MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 53295 EXHIBIT "A" IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	SCALE: AS SHOWN DATE: 11/20/24 JOB No. 0015-035-037 SHEET 14 OF 14 SHEETS
DRAFTED:							
CHECKED: J FUKUMITSU							

G:\Vesting\ Ranch\53295 Entrada\Tentative\VIES043-14_Exh A School PA-4b Alt.dwg Plotted on Nov 20, 2024-10:36am by oderne

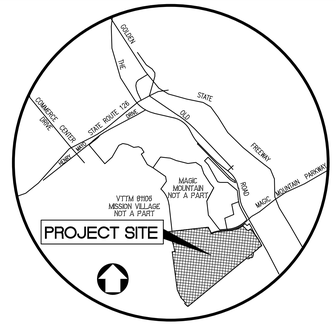


COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

FEET
300' 150' 0' 300' 600'
INCHES
1" = 300' 0" 1' 2'

GENERAL NOTES:

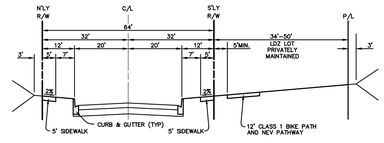
1. GRADE ELEVATIONS ON THE VESTING TENTATIVE TRACT MAP (VTTM) ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY NO MORE THAN 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THAT THE DPW AND DRP DETERMINE THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO PRIVATE TRAILS CAN BE MADE WITH APPROVAL BY DRP. ADJUSTMENTS TO PUBLIC TRAILS CAN BE MADE WITH APPROVAL BY DPR.
4. BUILDING FOOTPRINTS SHOWN ON THE VTTM OR ACCOMPANYING SITE PLAN EXHIBIT MAPS ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT INCLUDE A CHANGE IN PROPOSED LAND USE.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DRP AND DPW, AND ADDITIONAL NON-DEVELOPMENT LOTS FOR PRIVATE DRIVE PURPOSES.
10. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE VTTM.
11. PROPOSED RETAIL AND OFFICE FLOOR AREAS ARE INTERCHANGEABLE IF THE REQUIRED PARKING AND PUBLIC RIGHT OF WAY IS PROVIDED, EXCLUDING ASSEMBLY USES.
12. PERMISSION IS REQUESTED TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
13. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS AND TO THE SATISFACTION OF DPW.
14. PROVIDE STANDARD PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, INCLUDING INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS PLUS CORNER CUTOFF DEDICATIONS (THOSE ON THE COUNTY HIGHWAY PLAN). 27 FEET WHERE ALL PLANNED HIGHWAYS INTERSECT, OR 25 FEET WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT, OR TO THE SATISFACTION OF PUBLIC WORKS.
15. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
16. TOPO COMPILED 09/15/2011 BY HUNSAKER FROM DATA FLOWN 08/15/2011.
17. ENTITLEMENTS REQUESTED: (ZONE CHANGE, CONDITIONAL USE PERMIT, PARKING PERMIT, AND OAK TREE PERMIT).
18. NUMBER OF OAK TREES TO BE REMOVED/ENCROACHED; (REMOVED: 34, ENCROACHED: 1).
19. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, AND 186.
20. VEHICULAR ACCESS WILL BE PROVIDED TO WITHIN 150' OF THE EXTERIOR WALLS OF THE PROPOSED BUILDINGS AND TO THE SATISFACTION OF THE FIRE DEPARTMENT.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. WITHIN COMMERCIAL PLANNING AREAS 1-3 AND MIXED USE PLANNING AREAS 4-14, FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING RESIDENTIAL TO COMMERCIAL AND COMMERCIAL TO RESIDENTIAL (EXCEPT PA 1-3), CHANGING RETAIL TO OFFICE AND OFFICE TO RETAIL, CHANGING APARTMENTS TO CONDOMINIUMS OR CONDOMINIUMS TO APARTMENTS, CHANGE FROM ATTACHED TO DETACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATIONS, RELOCATION OF DRIVEWAYS, DRIVE ENTRIES AND DRIVEWAY ALIGNMENT, LOT CONFIGURATIONS, AND COMMERCIAL BUILDING TYPE AND LOCATION PROVIDED CHANGES DO NOT EXCEED THE APPROVED RESIDENTIAL UNIT COUNT OR COMMERCIAL SQUARE FOOTAGE TOTAL AND THAT THE CHANGES ARE DEPICTED ON A REVISED EXHIBIT MAP AND SHALL BE CONSISTENT WITH THE APPROVED TENTATIVE MAP AND CONDITIONS OF APPROVAL, AND MAY REQUIRE AN AMENDED TENTATIVE MAP.
23. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
24. EXISTING STRUCTURES THAT ARE TO REMAIN MUST MEET RELEVANT DEVELOPMENT STANDARDS.
25. NOT USED.
26. ON SITE TREES SHALL BE PROVIDED PURSUANT TO THE HEALTHY DESIGN ORDINANCE (SECTION 21.32.195) THE TOTAL NUMBER OF TREES TO BE PROVIDED IS APPROXIMATELY 3,277 (81,931 L.F. OF STREET/1 TREE PER 25 FEET) SPACING AND LOCATION SUBJECT TO LANDSCAPE PLAN REVIEW. THE TOTAL NUMBER OF TREES MAY BE MODIFIED SUBJECT TO SECTION 21.32.195 (E)
27. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE VTTM. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
28. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
29. THE CUMULATIVE EARTHWORK VOLUME FOR ALL THE PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLANS SUBMITTED.
30. THE PROJECT IS PROPOSED TO BE DEVELOPED IN PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
31. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER NECESSARY PRIVATE DRIVEWAYS AND FIRE LANES TO THE SATISFACTION OF PUBLIC WORKS.
32. ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.
33. EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTTM OR FINAL MAP APPROVAL, MAY BE ACCEPTED TO THE SATISFACTION OF DPW AND DRP WITHOUT AN AMENDED OR REVISED MAP.
34. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL" OF APPENDIX J OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VTTM OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN.
THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
ALL FLAT PADS WILL DRAIN TO AN APPROVED DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
35. ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
36. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.



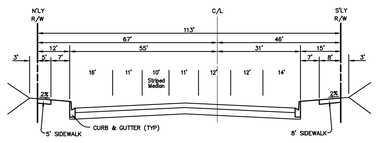
VICINITY MAP
NOT TO SCALE

Lot Summary

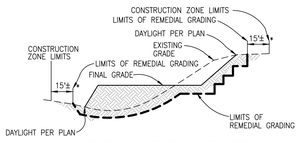
Lot Number	No. of Lots	Type (Use)	Commercial Sq.Ft.	Dwelling Units	Total Acres
PA-1					
17-24	8	Commercial-Business Park	294,900		19.6
1	1	Open Space			3.7
15	1	Commercial-Business Park Driveway			1.3
PA-2					
25-27	3	Commercial-Business Park	165,000		6.3
16	1	Commercial-Business Park Driveway			1.3
PA-3					
2, 8-14	8	Commercial-Business Park	213,925		18.0
3-7	5	Open Space			2.3
PA-4a					
40, 44-47	5	Multi Family-Condo		94	7.0
42	1	Recreation			0.4
28, 29, 37	3	Open Space			3.0
PA-4b					
41	1	Mixed Use-Residential	17,025	92	3.4
34	1	Mixed Use-Residential Pvt Drive			3.9
36	1	Open Space			1.1
PA-4c					
38, 39	2	Multi Family-Condo		48	2.6
33	1	Recreation			0.7
35	1	Open Space			0.9
PA-4d					
51, 54	2	Multi Family-Condo		84	4.2
PA-4e					
48-50, 52, 53	5	Multi Family-Condo		105	7.3
30, 43	2	Recreation			2.0
PA-4f					
55-58	4	Multi Family-Condo		89	5.9
31	1	Recreation			2.0
PA-5a					
81-86, 88	7	Multi Family-Condo		70	10.4
87	1	Recreation			0.6
71-74	4	Open Space			5.1
PA-5b					
89-91	3	Multi Family-Condo		34	4.3
75	1	Open Space			3.9
PA-5c					
92-94	3	Multi Family-Condo		39	4.8
76, 198	2	Open Space			1.0
PA-6a					
97-102	6	Multi Family-Condo		30	3.0
95, 96	2	Open Space			2.7
122	1	Recreation			2.8
PA-6b					
103, 104	2	Multi Family-Condo		26	3.2
PA-7a					
123, 127	2	Multi Family-Condo		45	4.7
121	1	Open Space			2.2
PA-7b					
124-128	4	Multi Family-Condo		44	5.6
PA-7c					
129-131	3	Multi Family-Condo		57	6.5
135, 136	2	Recreation			3.1
132-134	3	Open Space			2.3
PA-8a					
113, 114	2	Multi Family-Condo		26	3.0
107	1	Recreation			0.6
PA-8b					
111, 112	2	Multi Family-Condo		24	3.1
106	1	Recreation			0.4
105	1	Open Space			0.1
PA-8c					
115-118	4	Multi Family-Condo		52	4.3
108	1	Recreation			2.0
109	1	Open Space			0.1
PA-8d					
119, 120	2	Multi Family-Condo		26	3.3
110	1	Open Space			0.3
PA-9a					
141-143, 146	4	Multi Family-Condo		62	4.5
137	1	Open Space			2.4
PA-9b					
147, 148	2	Multi Family-Condo		54	3.6
PA-9c					
149, 150	2	Multi Family-Condo		56	3.8
PA-9d					
144, 145, 151	3	Multi Family-Condo		54	6.6
138, 140	2	Open Space			6.4
PA-10a					
65-70	6	Multi Family-Condo		57	5.7
60	1	Open Space			1.2
PA-10b					
59, 61-64	5	Multi Family-Condo		58	7.2
32	1	Open Space			0.5
PA-12a					
186, 187	2	Multi Family-Condo		48	4.5
188-190	3	Open Space			5.9
PA-12b					
185	1	Multi Family-Condo		28	2.4
184	1	Multi Family-Condo Private Drive			0.9
182	1	Recreation			0.3
183	1	Open Space			0.6
PA-13a					
171-173	3	Multi Family-Condo		68	4.9
174	1	Multi Family-Condo Private Drive			1.4
165, 166	2	Recreation			0.8
163, 164, 167	3	Open Space			4.0
PA-13b					
175, 179	2	Multi Family-Condo		48	3.6
180	1	Recreation			0.2
181	1	Open Space			1.0
PA-13c					
176, 177	2	Multi Family-Condo		56	4.1
178	1	Multi Family-Condo Private Drive			1.1
168	1	Recreation			1.7
169, 170	2	Open Space			1.3
PA-14					
194	1	Commercial-Business Park	39,150		2.7
191, 192	2	Open Space			1.4
Civic					
161	1	Public Park			5.4
Miscellaneous					
153, 154, 160	3	Recreation			2.3
152, 155, 156, 200	4	Open Space			3.5
196, 197	2	Open Space Natural			30.2
195	1	Open Space Natural (Spineflower Preserve)			28.0
159, 162	2	P.F. Drainage			10.4
77-80, 139, 193, 199	7	P.F. Debris Basin			3.5
157, 158	2	P.F.-Water Quality Basin			2.2
		Public Road			31.8
	200		730,000	1,574	382.3



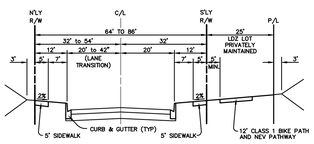
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64')
PUBLIC STREET "A"
FROM "D" STREET TO "C" STREET



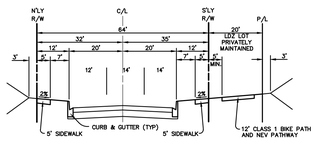
RESIDENTIAL COLLECTOR
(R/W = 113')
PUBLIC STREET "A"
AT MAGIC MOUNTAIN PARKWAY



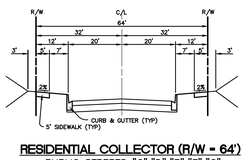
TYPICAL GRADING IMPACTS
NOT TO SCALE
** DIMENSION MAY VARY DEPENDING UPON ACTUAL FIELD CONDITIONS*



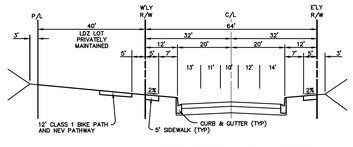
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64' - 86')
PUBLIC STREET "A"
FROM "C" STREET TO "H" PVT DRIVE



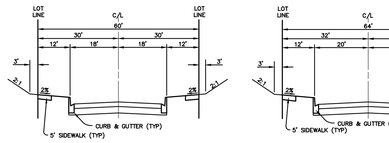
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64')
PUBLIC STREET "A"
FROM WESTRIDGE TO "D" STREET



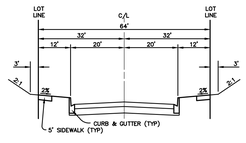
RESIDENTIAL COLLECTOR (R/W = 64')
PUBLIC STREETS "C","D","E","F","G"



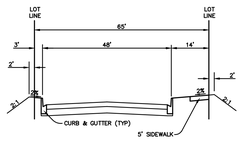
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64')
PUBLIC STREET "B"



PRIVATE DRIVE (WIDTH = 60')
"H" STREET



PRIVATE DRIVE (WIDTH = 64')
"I"STREET



COMMERCIAL DRIVEWAY (WIDTH = 65')
PRIVATE

LEGEND:

- 99 — LOT NO.
- 1,000 SF — LOT AREA (SQUARE FEET)
- M.F.-CONDO — LAND USE
- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000 — PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT / FILL LINE
- WQ — WATER QUALITY
- SD — STORM DRAIN
- SS — SANITARY SEWER
- W — WATER
- R.W — RECYCLED WATER
- STORM DRAIN INLET
- CATCH BASIN
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- EXISTING POWER POLE
- SEA — SEA, RIVER CORRIDOR
- FEMA — FEMA
- 050 — EXISTING COUNTY FLOODPLAIN
- 404_1603 JURISDICTION
- LINE OF SIGHT EASEMENT
- STREAM RESTORATION AREA
- RIPRAP
- ASPHALT PAVING
- PCC CONCRETE
- ABANDONED OIL WELL
- OAK TREE (HERITAGE SIZE LABELED WITH "H")

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT-OF-WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL

DISPOSITION:

- A — *ABANDON*
- P — *PROTECT IN PLACE*
- Q — *QUIT CLAIM*
- R — *REMOVE*
- RE — *RELOCATE*
- RM — *TO REMAIN*
- IN — *INDETERMINATE IN NATURE*
- L — *LEASE (OIL, GAS, MINERALS)*
- NA — *NOT APPLICABLE TO PROJECT*
- V — *VACATE*

UTILITY PROVIDERS:

SEWER: L.A. COUNTY SANITATION DIST. 32
WATER: SANTA CLARITA VALLEY WATER AGENCY
ELECTRICAL: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: AT&T
CABLE TV: TIME WARNER CABLE

PROJECT SUMMARY:

GROSS AREA	– 382.3 Acres
NET AREA	– 320.6 Acres
TOTAL LOTS	– 200
TOTAL D.U.	– 1,574
EXISTING ZONING	– R1 (328.4 AC), C-3 (52.4 AC) C-R (1.5 AC)
PROPOSED ZONING	– C-3 (57.9 AC), MXD (322.9 AC) C-R (1.5 AC)
EXISTING LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
PROPOSED LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
SCHOOL DISTRICT	– SAUGUS UNION SCHOOL DISTRICT – NEWHALL SCHOOL DISTRICT – WILLIAM S HART SCHOOL DISTRICT

PUBLIC STREETS

"A" STREET	"E" STREET
"B" STREET	"F" STREET
"C" STREET	"G" STREET
"D" STREET	MAGIC MOUNTAIN PARKWAY (EXISTING)

OFF-SITE IMPROVEMENTS:

1. FILL GRADING IN 61105 MISSION VILLAGE
2. UTILITY CONNECTIONS IN WESTRIDGE PARKWAY AT "A" STREET
3. UTILITY CONNECTIONS IN THE OLD ROAD
4. RECONSTRUCT S.D. OUTLET STRUCTURE 45433-01 WESTRIDGE

SPECIAL NOTES:

1. WATER QUALITY BASINS AND CATCH BASIN FILTERS WILL PROVIDE TREATMENT OF STORM WATER RUN OFF
2. THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.
3. ALL SEWER AND STORM DRAIN EASEMENTS SHOWN ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.

ASSESSOR'S PARCEL NUMBERS (APN)

2826-008-044
2826-008-039
2826-009-106

RELATED ENTITLEMENTS

PROJECT NO.	– 00-210
CONDITIONAL USE PERMIT NO.	– 00-210
OAK TREE PERMIT NO	– 200700018
ZONE CHANGE NO.	– 00-210
PARKING PERMIT NO.	– 200700013
ENVIRONMENTAL ASSESSMENT NO.	– RPPL 2021007114

EARTHWORK:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	6,500,000	6,116,500
OFFSITE (INCLUDED)	500	18,300
SHRINKAGE (5.9%)		383,500
TOTAL	6,500,000	6,500,000

REMEDIAL GRADING NOT INCLUDED

SURVEY NOTES:

VERTICAL DATUM:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @6.25 NEWHALL QUAD
1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD1929).

AERIAL PLANIMETRY:

THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED SEPTEMBER 15, 2011. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:

BY PHOTOGRAMMETRIC PROCESSES FROM LIDAR IMAGING DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:

5 FOOT, UNLESS OTHERWISE NOTED.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	VTTM & EASEMENTS
3	VTTM
4	VTTM
5	LARGE LOT PARCEL MAP AND PHASING MAP

DESIGNED:
DRAFTED:
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
11/20/24
JASON H. FUKUMITSU, DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

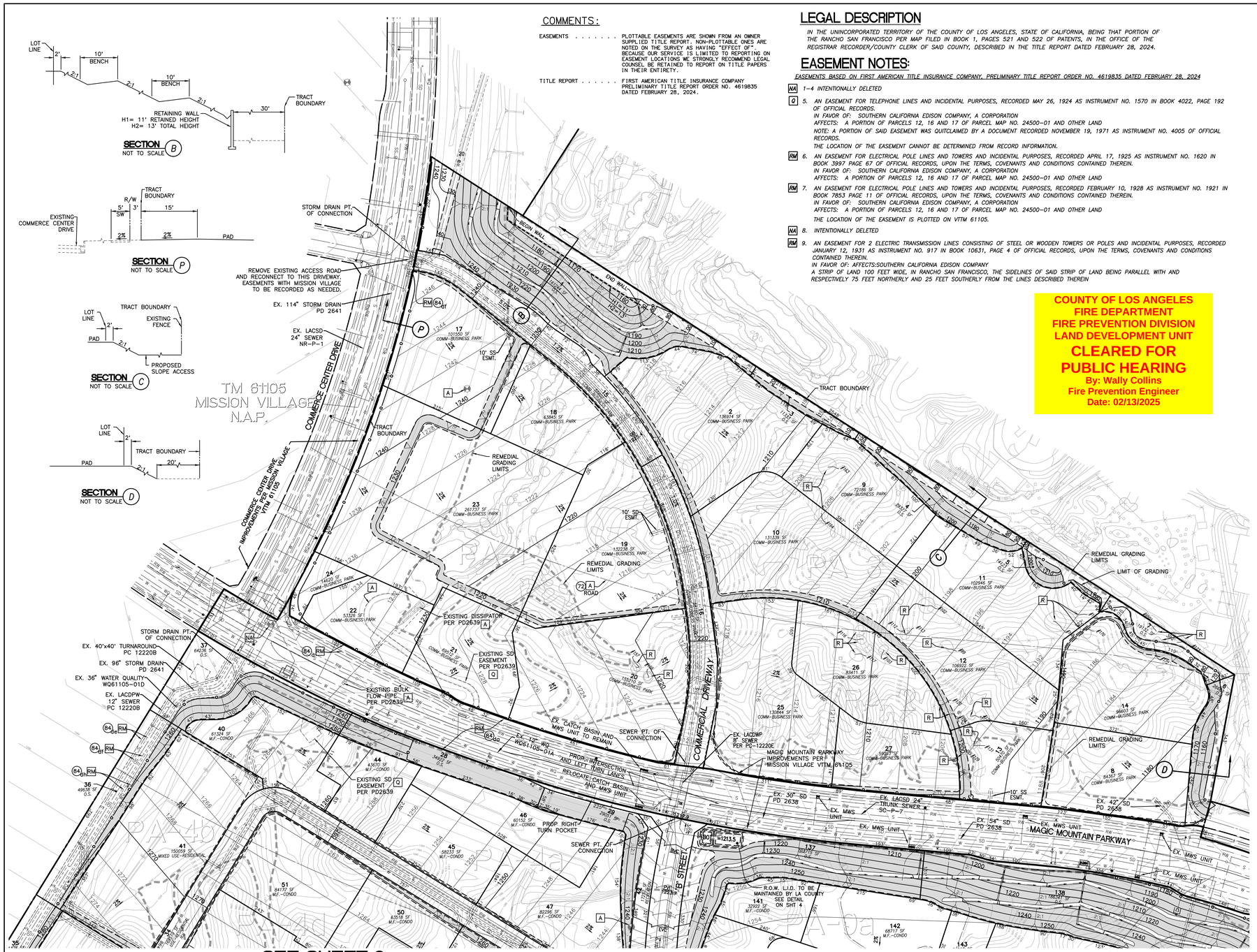
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
1/15/25
TENTATIVE MAP TR53295

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

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-035-037

SHEET 1 OF 5 SHEETS

G:\Newhall Ranch\53295 Entrada\Tentative\VES53295-01_VTTM Title.dwg Plotted on Oct 21, 2024 - 6:11pm by sdonne



LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

EASEMENT NOTES:

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 4619835 DATED FEBRUARY 28, 2024

NA *1–4 INTENTIONALLY DELETED*

Q *5. AN EASEMENT FOR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1924 AS INSTRUMENT NO. 1570 IN BOOK 4022, PAGE 192 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND
NOTE: A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY A DOCUMENT RECORDED NOVEMBER 19, 1971 AS INSTRUMENT NO. 4005 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM *6. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1620 IN BOOK 3997 PAGE 67 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND

RM *7. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921 IN BOOK 7853 PAGE 11 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND
THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 61105.

NA *8. INTENTIONALLY DELETED*

RM *9. AN EASEMENT FOR 2 ELECTRIC TRANSMISSION LINES CONSISTING OF STEEL OR WOODEN TOWERS OR POLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1931 AS INSTRUMENT NO. 917 IN BOOK 10631, PAGE 4 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.*
IN FAVOR OF: AFFECTS:SOUTHERN CALIFORNIA EDISON COMPANY
A STRIP OF LAND 100 FEET WIDE, IN RANCHO SAN FRANCISCO, THE SIDELINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND RESPECTIVELY 75 FEET NORTHERLY AND 25 FEET SOUTHERLY FROM THE LINES DESCRIBED THEREIN

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

NA *10–45 INTENTIONALY DELETED*

RM *46. AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363, PAGE 475 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND

NA *47–48 INTENTIONALLY DELETED*

A *49. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1971 AS INSTRUMENT NO. 3104 IN BOOK D5018, PAGE 704 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF LOS ANGELES*
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.

RM *50. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1971 AS INSTRUMENT NO. 2154 IN BOOK D5024, PAGE 891 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION SUCCESSOR BY MERGER TO PACIFIC LIGHTING SERVICE COMPANY
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.
SAID EASEMENT WAS MODIFIED BY AN INSTRUMENT EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AND PACIFIC LIGHTING SERVICE COMPANY, A CORPORATION RECORDED DECEMBER 20, 1973 AS INSTRUMENT NO. 2623 IN BOOK M4548 PAGE 281 OFFICIAL RECORDS
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 7, 2019 AS INSTRUMENT NO. 20190015741 OF OFFICIAL RECORDS.

NA *51–52 INTENTIONALLY DELETED*

RM *53. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT TO PROVIDE FINANCING FOR EDUCATIONAL FACILITIES RECORDED AUGUST 5, 1992 AS INSTRUMENT NO. 92–1439637 OF OFFICIAL RECORDS.*

NA *54–57 INTENTIONALLY DELETED*

RM *58. THE DEDICATION TO THE COUNTY OF LOS ANGELES OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN PARCEL 7 AS RECITED ON PARCEL MAP NO. 26010 IN BOOK 305, PAGES 79 TO 95 INCLUSIVE OF PARCEL MAPS (LOT LINE ADJUSTMENT AFFECTING ENTRADA SOUTH)*

NA *59–64 INTENTIONALLY DELETED*

Q *65. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 2005 AS INSTRUMENT NO. 05–2021536 OF OFFICIAL RECORDS.*
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295

A *66. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY SERVICES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 06–0307031 OF OFFICIAL RECORDS.*
IN FAVOR OF: THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 16, 2014 AS INSTRUMENT NO. 20141091813 OF OFFICIAL RECORDS.

RM *67. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT AND AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, RECORDED FEBRUARY 15, 2006 AS INSTRUMENT NO. 06–0350219 OF OFFICIAL RECORDS.*

NA *68 INTENTIONALLY DELETED*

Q *69. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENTS ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105"*
RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NOS. 20081733498 AND 20081733499, BOTH OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM *70. THE TERMS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN NEWHALL SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT AND NEWHALL LAND DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624 OF OFFICIAL RECORDS.*

RM *71. THE EFFECT OF A LOT LINE ADJUSTMENT (RLLA 2010 00006) RECORDED JULY 19, 2010 AS INSTRUMENT NO. 201000984250 OF OFFICIAL RECORDS.*

A *72. AN IRREVOCABLE OFFER TO DEDICATE AND GRANT OF EASEMENT FOR STREET AND HIGHWAY PURPOSES (MAGIC MOUNTAIN PARKWAY) RECORDED FEBRUARY 10, 2011 AS INSTRUMENT NO. 20110227355 OF OFFICIAL RECORDS.*
IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN NOTE: SAID OFFER WAS NOT ACCEPTED AT THIS TIME.

Q *73. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61105, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505702 OF OFFICIAL RECORDS.*

RM *74. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61996, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505703 OF OFFICIAL RECORDS.*

NA *75–76 INTENTIONALLY DELETED*

R *77. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE*

Q *78. AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SHOWN AND DEDICATED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE VESTING TRACT MAP NO. 45433–04 FILED IN BOOK 1268, PAGES 45 THROUGH 65 OF MAPS.*
FOR: COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

RM *79. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF PERMANENT CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (ENTRADA SPINEFLOWER PRESERVE AREA)" RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 20141015456 OF OFFICIAL RECORDS.*

RM *80. AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS AND SURFACE DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 2015 AS INSTRUMENT NO. 20150159072 OF OFFICIAL RECORDS.*
IN FAVOR OF: LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4 ZONE NO. 79 (THE OLD ROAD LOCAL)
AFFECTS: AS DESCRIBED THEREIN

O *81. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE, ACCEPTANCE FROM TR 061105, AND RELEASE OF LIABILITY" RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150826008 OF OFFICIAL RECORDS.*

NA *82. INTENTIONALLY DELETED*

RM *83. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 2019 AS INSTRUMENT NO. 20190089645 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA *84. INTENTIONALLY DELETED*

RM *84a. AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 2020 AS INSTRUMENT NO. 20201053779 OF OFFICIAL RECORDS*
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA *84b – 84c INTENTIONALLY DELETED*

RM *84d. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2020 AS INSTRUMENT NO. 20201693391 OF OFFICIAL RECORDS*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

RM *84da. AN EASEMENT FOR STREET RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2021 AS INSTRUMENT NO. 20211910483 OF OFFICIAL RECORDS*
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM *84db. AN EASEMENT FOR NON–EXCLUSIVE EASEMENT AND RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 14, 2022 AS INSTRUMENT NO. 20220726378 OF OFFICIAL RECORDS*
IN FAVOR OF: SANTA CLARITA VALLEY WATER AGENCY
AFFECTS: AS DESCRIBED THEREIN

RM *84dc. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208918 OF OFFICIAL RECORDS*
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM *84dd. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208919 OF OFFICIAL RECORDS*
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM *84de. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105–01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS*
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: SANITARY SEWER, INGRESS AND EGRESS AND INCIDENTAL PURPOSES

RM *84df. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105–01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS*
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS PURPOSES TOGETHER WITH THE RIGHT TO ASSIGN AND TRANSFER SUCH EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND INCIDENTAL PURPOSES

NA *84dg INTENTIONALLY DELETED*

RM *84dh. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105–01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS*
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS FOR WATER QUALITY AND INCIDENTAL PURPOSES

NA *84e. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HERITAGE VIEW LANE SHARED AMENITY AGREEMENT" RECORDED APRIL 17, 2003 AS INSTRUMENT NO. 03–1087880*

NA *84f. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), AS GRANTOR, TO TOURNAMENT PLAYERS CLUB AT VALENCIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 03–201314 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.*

RM *84g. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED NOVEMBER 4, 2020 AS INSTRUMENT NO. 20201398793 OF OFFICIAL RECORDS.*

RM *84h. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.*

RM *84i. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.*

RM *84j. RIGHTS OF PARTIES IN POSSESSION.*

RM *85. WITH RESPECT TO NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), A LIMITED PARTNERSHIP:*
A. THAT A CERTIFIED COPY OF THE APPLICATION FOR REGISTRATION, FOREIGN LIMITED PARTNERSHIP (FORM LP–5) AND ANY AMENDMENTS THERETO (FORM LP–6) BE RECORDED IN THE PUBLIC RECORDS;
B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;
C. SATISFACTORY EVIDENCE OF THE CONSENT OF A MAJORITY IN INTEREST OF THE LIMITED PARTNERS TO THE CONTEMPLATED TRANSACTION;
D. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

LEGEND:

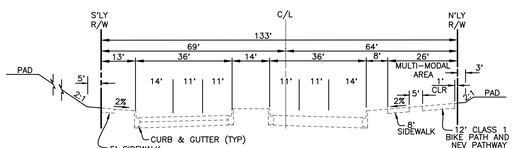
99	LOT NO.
1,000 SF	LOT AREA (SQUARE FEET)
M.F.–CONDO	LAND USE
	PROJECT BOUNDARY
	EXISTING RIGHT–OF–WAY
	PROPOSED RIGHT–OF–WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
WQ	WATER QUALITY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
RW	RECYCLED WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
050	EXISTING COUNTY FLOODPLAIN
	404_1603 JURISDICTION
	ABANDONED OIL WELL
	OAK TREE HERITAGE SIZE LABELED WITH "H"
	LINE OF SIGHT EASEMENT
	RIPRAP
	ASPHALT PAVING
	PCC CONCRETE

DISPOSITION:

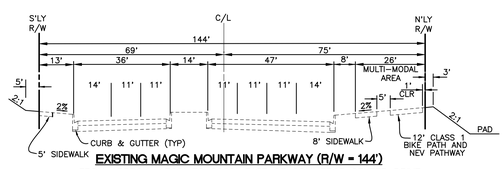
A	ABANDON
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ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
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R/W	RIGHT–OF–WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL



MAGIC MOUNTAIN PARKWAY (R/W = 133')
FROM APPROX. 600' TO 1200' EAST OF COMMERCE CENTER DRIVE
NOT TO SCALE



EXISTING MAGIC MOUNTAIN PARKWAY (R/W = 144')
FROM APPROX. 1700' TO 2000' EAST OF COMMERCE CENTER DRIVE
NOT TO SCALE

FEET: 100' 50' 0' 100' 200'
INCHES: 1" 6' 0' 1' 2'

DESIGNED:						
DRAFTED:						
CHECKED: JFukumitsu	NO.		REVISIONS	DATE	BY	

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU, 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

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

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-035-037
SHEET 2 OF 5 SHEETS

S:\Newhall Ranch\53295 Entrada\Tentative\HES53295-VSL-VTTM.dwg Posted on Nov 20, 2024–10:01am by sdenne

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

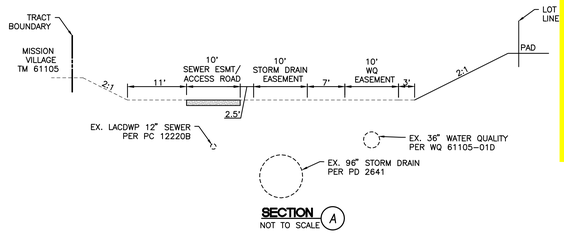
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

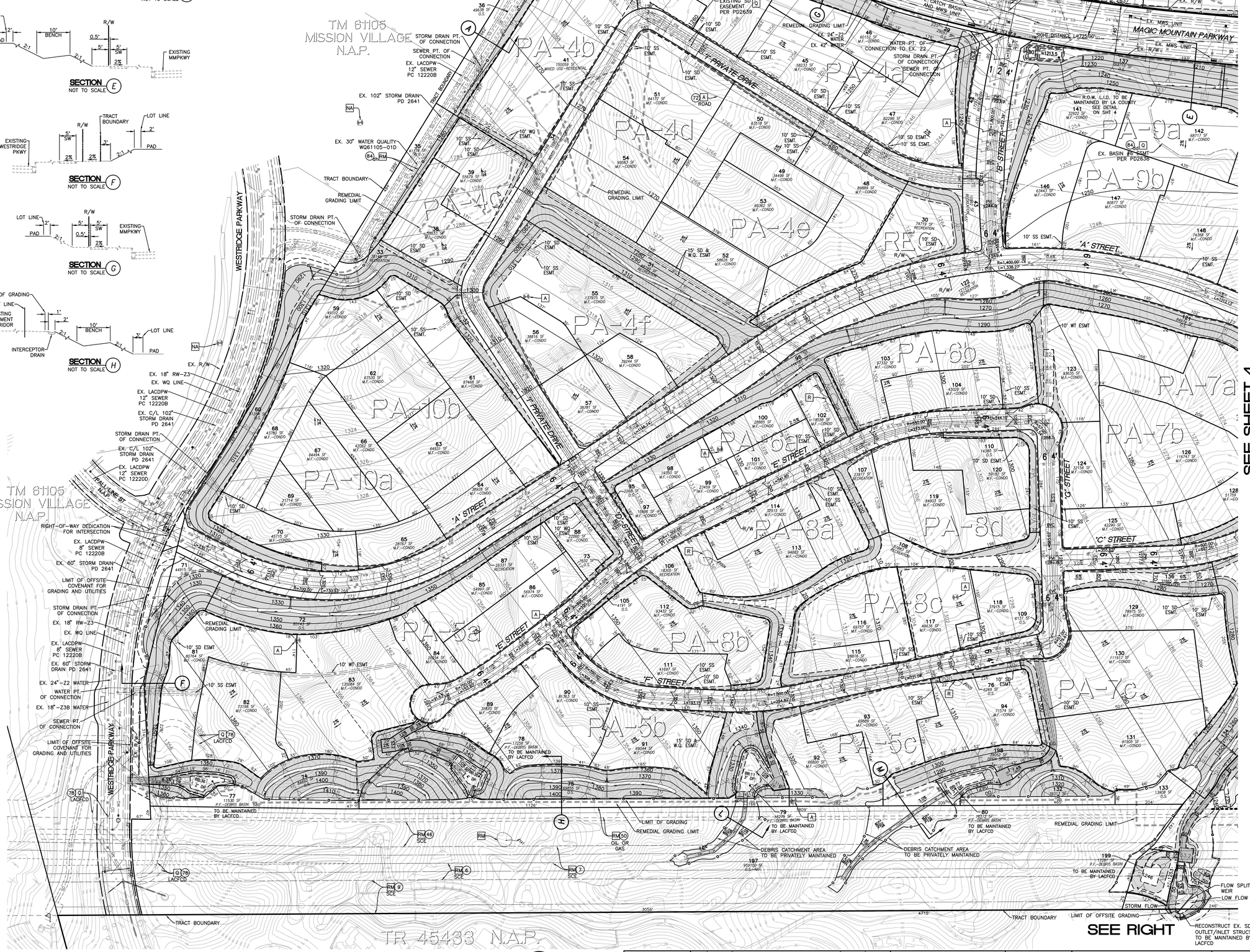
SEE SHEET 2

SEE SHEET 4

SEE BELOW LEFT

SEE RIGHT





LEGEND:

99	LOT NO.
1,000 SF	LOT AREA (SQUARE FEET)
M.F.–CONDO	LAND USE
	PROJECT BOUNDARY
	EXISTING RIGHT–OF–WAY
	PROPOSED RIGHT–OF–WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	BENCH DRAIN
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
WQ	WATER QUALITY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
RW	RECYCLED WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
050	EXISTING COUNTY FLOODPLAIN
404_1603	JURISDICTION
	LINE OF SIGHT EASEMENT
	RIPRAP
	ASPHALT PAVING
	PCC CONCRETE
	ABANDONED OIL WELL
	OAK TREE HERITAGE SIZE LABELED WITH "H"

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT–OF–WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL

DISPOSITION:

A	ABANDON	RM	TO REMAIN
P	PROTECT IN PLACE	IN	INDETERMINATE IN NATURE
Q	QUIT CLAIM	L	LEASE (OIL, GAS, MINERALS)
R	REMOVE	NA	NOT APPLICABLE TO PROJECT
RE	RELOCATE	V	VACATE

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

DESIGNED:
DRAFTED:
CHECKED: JFukumitsu

NO.		REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
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PH: (661) 294-2211 FX: (661) 294-9890
JASON H. FUKUMITSU, 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

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

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-035-037

SHEET 3 OF 5 SHEETS

D:\Newhall Ranch\53295 Entrada\Tentative\VES53295-03_VTM.dwg Plotted on Nov 20, 2024 - 10:43am by sdonne

SEE SHEET 2

SEE SHEET 3

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

MAGIC MOUNTAIN PARKWAY

MAGIC MOUNTAIN ENTRANCE

MEDIA CENTER LANE

"A" STREET

"C" STREET

"H" PRIVATE DRIVE

THE OLD ROAD

PM 18654
N.A.P.

TR 45433
N.A.P.

PA-9c

PA-12a

PA-12b

PA-13a

PA-13b

PA-13c

PA-14

PA-17a

LEGEND:

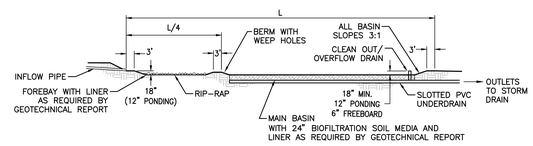
99	LOT NO.
1,000 SF	LOT AREA (SQUARE FEET)
M.F.–CONDO	LAND USE
	PROJECT BOUNDARY
	EXISTING RIGHT–OF–WAY
	PROPOSED RIGHT–OF–WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	BENCH DRAIN
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
WQ	WATER QUALITY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
RW	RECYCLED WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	*FEMA*
Q50	EXISTING COUNTY FLOODPLAIN
	404_1603 JURISDICTION
	LINE OF SIGHT EASEMENT
	STREAM RESTORATION AREA
	RIPRAP
	ASPHALT PAVING
	PCC CONCRETE
	ABANDONED OIL WELL
	OAK TREE HERITAGE SIZE LABELED WITH "H"

DISPOSITION:

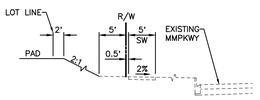
A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

ABBREVIATIONS:

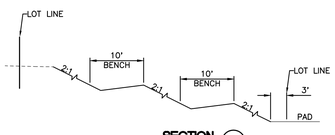
EX	EXISTING
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SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL



RIGHT–OF–WAY L.I.D.
NOT TO SCALE

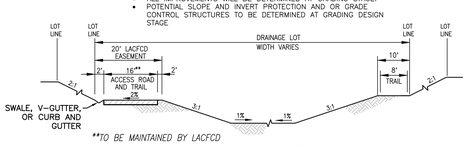


SECTION J
NOT TO SCALE



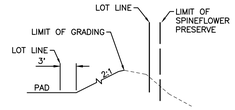
SECTION K
NOT TO SCALE

STREAM RESTORATION AREA:
- ALL IMPROVEMENTS WILL BE DETERMINED AT GRADING STAGE.
- POTENTIAL SLOPE AND INVERT PROTECTION AND OR GRADE CONTROL STRUCTURES TO BE DETERMINED AT GRADING DESIGN STAGE

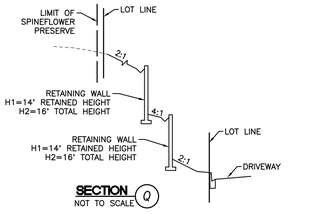


**TO BE MAINTAINED BY LACFCD

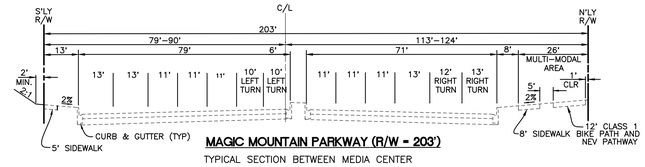
SECTION N
NOT TO SCALE



SECTION O
NOT TO SCALE



SECTION Q
NOT TO SCALE



MAGIC MOUNTAIN PARKWAY (R/W = 203')
TYPICAL SECTION BETWEEN MEDIA CENTER AND THEME PARK ENTRANCE

FEET
100' 50' 0' 100' 200'
1" ½" 0" 1" 2"
INCHES

DESIGNED:					
DRAFTED:					
CHECKED: JFukumitsu	NO.	REVISIONS	DATE	BY	

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

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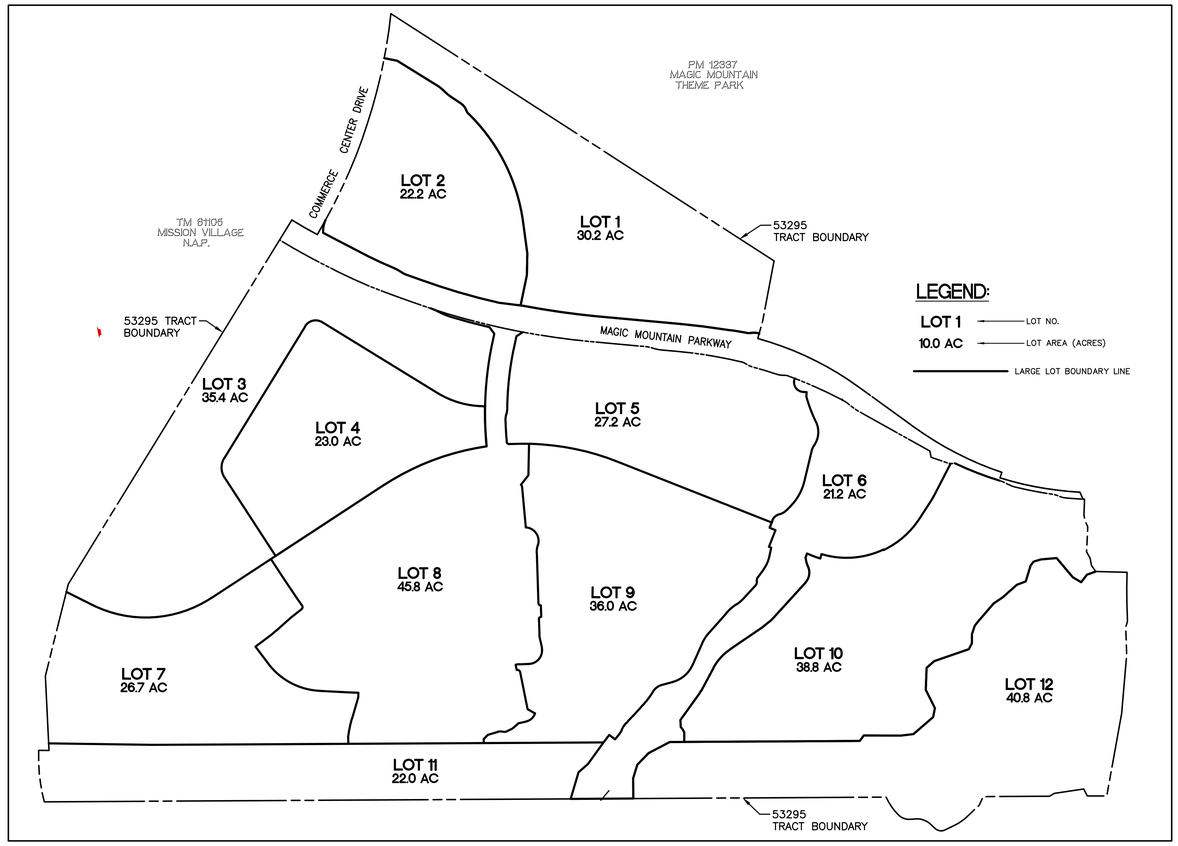
JASON H. FUKUMITSU, 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

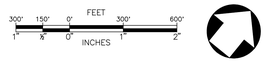
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

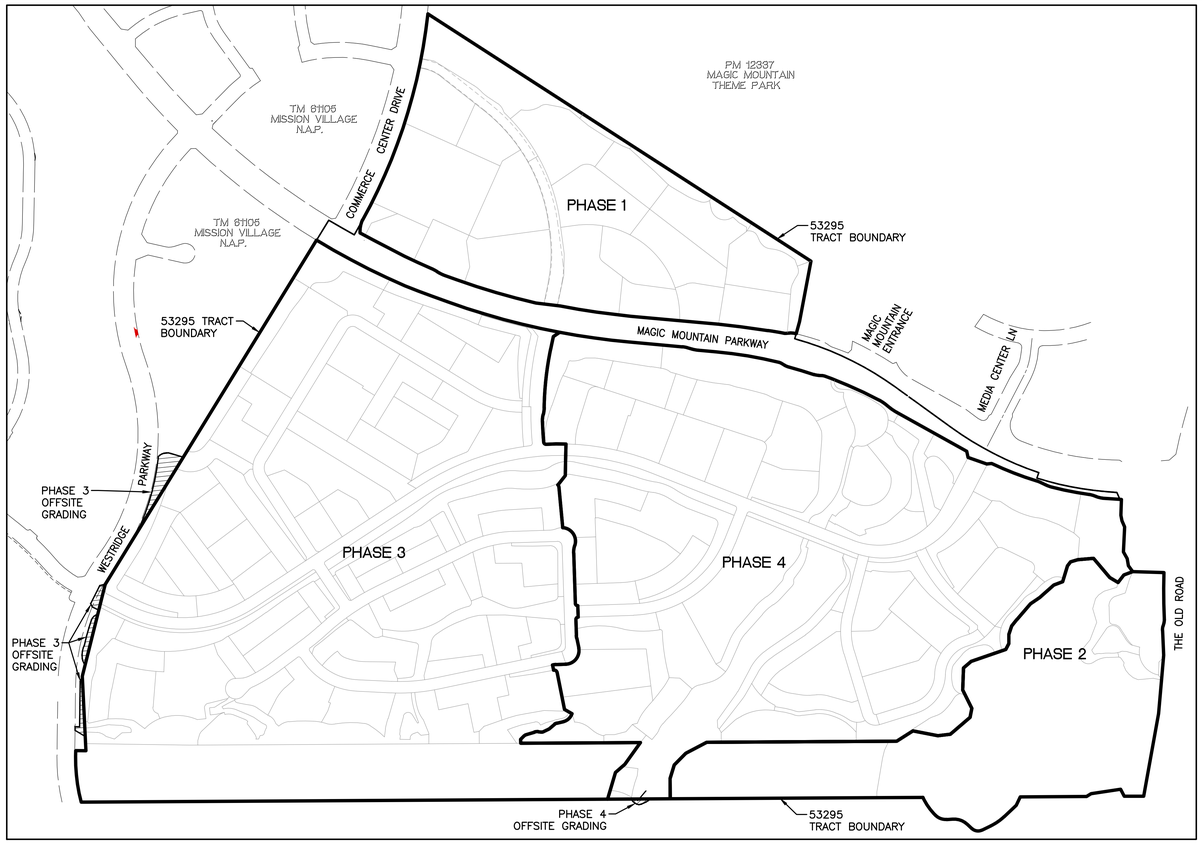
DATE	11/20/24
SCALE	AS SHOWN
PROJECT NO.	0015-035-037
SHEET	4
OF	5 SHEETS

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LARGE LOT PARCEL MAP





PHASING MAP



PHASE 1	
Total Ac	52.4 AC
Total On-Site AC	52.4 AC
Total Off-Site AC	0.0 AC
Total DU (Condo)	0 DU
Total Commercial SF	673,825 SF
Total Open Space	6.0 AC

PHASE 2	
Total AC	40.8 AC
Total On-Site AC	40.8 AC
Total Off-Site AC	0.0 AC
Total DU (Condo)	0 DU
Total Commercial SF	39,150 SF
Total Open Space	37.6 AC

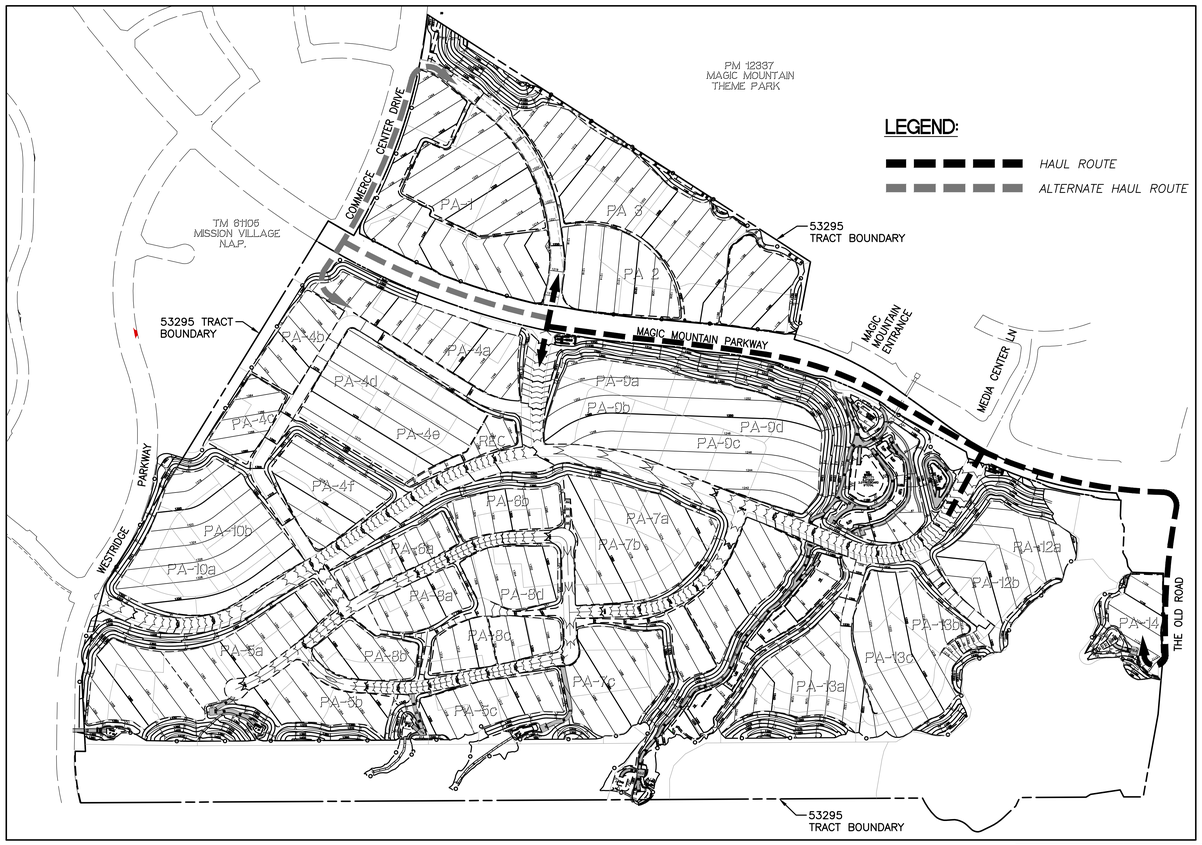
PHASE 3	
Total AC	154.2 AC
Total On-Site AC	152.9 AC
Total Off-Site AC	1.3 AC
Total DU (Condo)	954 DU
Total Commercial SF	17,025 SF
Total Open Space	42.0 AC

PHASE 4	
Total Ac	123.3 AC
Total On-Site AC	123.2 AC
Total Off-Site AC	0.1 AC
Total DU (Condo)	620 DU
Total Commercial SF	0 SF
Total Open Space	33.3 AC

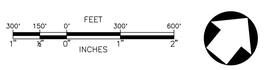
NOTE: SPINEFLOWER PRESERVE AND PARKS ARE INCLUDED IN TOTAL OPEN SPACE CALCULATION
130 ACRES OF DEDICATED MAGIC MOUNTAIN PARKWAY NOT INCLUDED HERE

THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT WE HEREBY REQUEST TO CHANGE THE ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025



HAUL ROUTE MAP



DESIGNED:					
DRAFTED:					
CHECKED: JFukumitsu	NO.	REVISIONS	DATE	BY	

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
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REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
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Jason H Fukumitsu 11/20/24
JASON H. FUKUMITSU, DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
LARGE LOT PARCEL MAP
AND PHASING MAP

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

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-035-037

SHEET 5 OF 5 SHEETS

C:\Users\kd Ranch\53295 Entrada\Tentative\VES053K-DL_Phasing and Large Lot Parcel.dwg Plotted on Oct 21, 2024-8:00pm by kdame

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **53295** DRP Map Date: **04/15/2025** SCM Date: **11/03/2022** Report Date: **02/11/2025**
Park Planning Area # **35A** CSD: **CASTAIC, CASTAIC AREA CSD, N/A** Map Type: **Tentative Map - Tract**

Total Units **1,574** = Proposed Units **1,574** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	**10.82**
IN-LIEU FEES:	**$1,946,902**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The dedication of 29.1 acres for public park.
Contributing $1,946,902 in park improvements.
Conditions of approval attached to report.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: Loretta Quach
Loretta Quach, Departmental Facilities Planner I

SD-5
February 11, 2025

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **53295** DRP Map Date: **04/15/2025** SCM Date: **11/03/2022** Report Date: **02/11/2025**
Park Planning Area # **35A** CSD: **CASTAIC, CASTAIC AREA CSD, N/A** Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **1,574** = Proposed Units **1,574** + Exempt Units **0**

Park Planning Area = **35A**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.31**	**0.0030**	**0**	**0.00**
M.F. < 5 Units	**2.16**	**0.0030**	**784**	**5.08**
M.F. >= 5 Units	**2.42**	**0.0030**	**790**	**5.74**
Mobile Units	**2.57**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**1,574**	**10.82**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	10.82	$435,826	**$1,946,902**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
369	public park	5.40	100.00%	29.10
			Total Provided Acre Credit:	**29.10**

Acre Obligation	Private and Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
10.82	29.10	-18.28	$435,826	**$0**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Norma E. García-González, Director Alina Bokde, Chief Deputy Director

February 11, 2025

Mr. Jodie Sackett
Senior Planner
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Sackett:

VESTING TENTATIVE TRACT MAP (VTTM) 53295 – (ENTRADA SOUTH)
PARK CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED JANUARY 19, 2025

This letter details the Department of Parks and Recreation (Department)'s of map approval for the above map.

PARK CONDITIONS

The basic Quimby park land obligation is 10.81 net acres (maximum slope 3%). As shown on the attached Quimby Park Obligation Report and Worksheet, the dedication of a 5.4 net-acre public park on Lot 161 results in a remaining Quimby obligation of $2,360,303 in lieu of park land. As conditions of approval for the zone change and plan amendments being sought and for project impact mitigation purposes, the Department recommends that the applicant develop the public park in accordance with the scope of improvements detailed in Condition 1 of this report, at no cost to the County. The Subdivider is responsible for total park development costs provided that the site is deemed acceptable after a review of the required submittals listed below, even if they exceed the $2,145,991 remaining Quimby obligation. For detailed requirements for pre-public hearing submittals referenced in these conditions, please refer to the ***Public Park Checklist of Required Submittals*** attached to this report.

1. Lot 161, Public Neighborhood Park: The Department's Design Review Committee (DRC) approved the revised schematic design received on November 7, 2022. The DRC-approved schematic design and scope of improvements are reflected in the Exhibit Map to the subsequent page dated January 10, 2023 listed below:

   The neighborhood park shall contain the following improvements: covered shade with picnic tables, charcoal barbecues, hot coal receptacles and seat walls, full court basketball, bench seating with trash/recycle container, practice soccer/open turf field, top of slope tube steel fencing, group picnic pavilion with picnic tables, charcoal barbeques, and hot coal receptacles, 8-foot side perimeter walking path with bench seating and trash receptacles, open turn area with sports field overlay, parking lot, restroom building with storage drinking fountain, vehicular gate, open turf area, and tot lots in the park.

2. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department.

3. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and post bonds (Faithful Performance; Labor and Materials) with the Department and submit a Park Delivery Schedule:
   a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on December 21, 2021;
   b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department will require them to be updated prior to construction commencement to conform with contracted construction costs; and
   c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said stages; identify construction commencement and completion dates as milestones; include time for tests, inspections, and sign-offs ("finals" and/certificates of occupancy); include time for and preparation and review of the park deed and ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. If the Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: withhold further clearance on final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.

4. Lot 161, Public Neighborhood Park:
   a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing.
   b. Subdivider shall commence Neighborhood Park construction prior to the County issuing the 1,000th residential building permit and complete park construction and convey the park to the County 20 months after construction commencement. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first County business day of each month until the park is conveyed to the County. Failure to

provide the Department with a report or to commence construction prior to the 1,000th residential building permit, or to convey the park to the County prior to the 1,440th residential building permit will result in the Department requesting the Department of Public Works, to withhold further issuance of residential building permits until the respective report is received or park construction is commenced, or the park is conveyed to the County.

c. Construction commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the Neighborhood Park.

5. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories:
   a. Single-family (SF) detached units (includes detached condominium product);
   b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and
   c. Multi-family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).

6. Submit park plans and specifications for the Department's for review and approval during the design development stage (100%), fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 2006 format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval prior to the Department's clearance for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

7. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.

8. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, mail/email to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

9. Provide the Department with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the Neighborhood Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

10. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

11. Convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, Chief Executive Office Real Estate Division, Property Management Section.

12. Any major change proposed by the Subdivider to a public park's size (not more than 2 acres variance), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (626) 588-5305 or by email at lquach@parks.lacounty.gov.

Sincerely,

Sean Woods
Chief of Planning

SW:LQ (53295 Entrada South 02152025_Conditions of Approval)

Attachments
(1) Park Obligation Report and Worksheet
(2) Public Park Checklist of Required Submittals

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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March 20, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: LAND DIVISION – TENTATIVE MAP- TRACT
CASE: RTM-TR53295-26808
PROJECT: TR 53295
25806 MAGIC MOUNTAIN PARKWAY VALENCIA CA 91355

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to subdivide the existing property into 197 lots for 1,574 condominium units (including affordable housing units), 730,000 square feet of non-residential mixed-use retail, office development and hotel uses, a neighborhood park and potential school site, a “spineflower” preserve, trails and infrastructure on 385.3 acres.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommend clearance of the aforementioned project.

☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency clearance:

1. Drinking Water Program: Potable Water

1.1 The applicant provided a Water Availability form from Santa Clarita Valley Water signed on March 03, 2025. The letter expires on March 03, 2027. The applicant shall abide by the conditions and requirements listed on the letter at **Final Map.**

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 The applicant provided a Notice of Availability (NOA) from the Los Angeles County Sanitation Districts dated January 17, 2025. The applicant shall abide by the conditions and requirements listed on the letter by **Final Map.**

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program, at (626) 430-5380 or tkhachatryan@ph.lacounty.gov

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, 12.08.440, and 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise
Ordinance:
Exterior Noise Standards (12.08.390)
No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75

Table 1. Std = Standard dB that may not exceed the cumulative period

3.2 Construction Noise

Ordinance:

Exterior Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	**75 dBA**	**80 dBA**	**85 dBA**

Table 2. Std = Standard dB that may not exceed

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	**60 dBA**	**65 dBA**	**70 dBA**

Table 3. Std = Standard dB that may not exceed

3.3 Community Noise

Ordinance:

Residential air conditioning or refrigeration equipment (12.08.530)

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	**55**
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	**50**
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	**50**

Table 4: dBA levels not to be exceeded on the neighboring property.

3.4 Recommendation

Based on the proposed plan and findings, activities from residential properties should comply with requirements contained in Title 12, Section 12.08.390, 12.08.440 and 12.08.530, Noise Control Ordinance for the County of Los Angeles.

3.4.1 Exterior Noise

The operation of the subject site must adhere to the Los Angeles County Exterior Noise Standards. All other applicable Noise Control Ordinance of the County of Los Angeles must also be complied with.

3.4.2 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

3.4.3 Residential air conditioning

Ensure HVAC units are placed at a location that does not exceed 50 dBA at the neighboring residential property line.

3.4.4 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or DPH-EHDRPLiaison@ph.lacounty.gov.

CC:va
DPH_CLEARED_25806 MAGIC MOUNTAIN PARKWAY VALENCIA CA 91355_RTM-TR53295-26808_ 03.20.2025

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 18108 (Rev.) TENTATIVE MAP DATED 01-15-2025
EXHIBIT "A" DATED 01-15-2025

The following reports consisting of 149 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.

9. Place standard commercial planned development notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway" or "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.

12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

14. If applicable, remove existing buildings prior to final map approval. Demolition permits and final sign-off from the inspector are required from the Building and Safety office.

15. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

17. The first unit of this subdivision shall be filed as Parcel Map No. 18108-01, the second unit, Parcel Map No. 18108-02, and the last unit, Parcel Map No. 18108.

18. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

19. If applicable, depict all line of sight easements on grading and/or landscaping plans.

20. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.

21. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

22. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

23. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

24. Permission is granted to record large lots (20-acre or more) parcel map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on all highways to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.

25. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date (Rev'd 06-18-2025)
pm18108L-rev13-RTM-PM18108-20129

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL NO.: 18108

TENTATIVE MAP DATE: 01/15/2025
EXHIBIT MAP DATE: 01/15/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 03/20/2025, or the latest revision, to the satisfaction of Public Works.

2. Comply with maintenance responsibilities per latest approved hydrology study to the satisfaction of Public Works.

3. Parcel based Low Impact Development (LID) for access roads and planning areas, and right-of-way LID shall comply with latest approved LID report, to the satisfaction of Public Works.

4. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.

5. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.

6. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.

7. A maintenance permit is required from the State Department of Fish and Wildlife, the Army Corps of Engineers, and the State Water Resources Control Board to the satisfaction of Public Works.

8. This site is located in Zone AE per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities, as required by hydrology study for design of drainage facilities to the satisfaction of Public Works.

2. Show and dedicate to the Flood Control District or to the County of Los Angeles easements and/or rights of way on the final map to the satisfaction of Public Works.

3. Show and label all natural drainage courses.

4. Dedicate to the County of Los Angeles the rights to restrict the erection of buildings in the flood hazard area(s).

5. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works' engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of Public Works.

900 SOUTH FREMONT AVENUE
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6. Prior to final map approval, a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/ldd/web/forms.aspx, and latest approved LID report.

2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Prior to Improvement Acceptance for Public Maintenance:

1. Portions of the County Adopted Floodway Maps (388-ML-1, 335-ML-1, & 335-ML-2) must be rescinded and revised by the Board of Supervisors as proposed in the approved drainage concept.

2. Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Stormwater Engineering Division, should be contacted to obtain required procedures.

3. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Review by: _____ Date: 04/28/2025 Phone: (626) 458-7201
Lonnie Chung

PCA LX001129/A863
EPIC LA RTM-PM18108-20129
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	18108	**Tentative Map Dated**	**1/15/25** (Tent/Exhib) **Parent Tract**
Grading By Subdivider? [Y] (Y or N)	3.5M yd^3	**Location**	Castaic Junction
Geologist	ENGEO	**Subdivider**	Newhall Land
Soils Engineer	ENGEO	**Engineer/Arch.**	Hunsaker & Associates LA, Inc.

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 1/30/23, 11/7/22, 8/8/22, 12/20/21
References: Leighton and Associates, 12/3/15, 3/6/15; R.T. Frankian & Assoc., 4/15/00; Geolabs-Westlake Village, 12/21/07, 5/31/07

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***..

S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

S2. At the rough grading stage, provide data from the recommended settlement monitoring program to verify that settlements will comply with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
PER THE SOILS ENGINEER:

A. ENGINEERED FILL SHALL BE COMPACTED TO MEET THE APPLICABLE MINIMUM RELATIVE COMPACTION SHOWN ON TABLE 7.5-1 OF THE SOILS REPORT DATED 12/20/21.
B. THE FREQUENCY OF FIELD DENSITY TESTS SHALL BE ONE MINIMUM PER 800 CUBIC YARDS OF FILL PLACED.
C. ONSITE SOILS ARE CORROSIVE TO FERROUS METALS AND CONCRETE. TYPE V CEMENT SHALL BE USED FOR FOUNDATION CONSTRUCTION UNLESS ADDITIONAL CORROSION TESTING IS PERFORMED.
D. ABANDONED OIL/GAS WELLS ARE LOCATED IN THE SOUTHWESTERN PORTION OF THE SITE.
E. APPENDIX G OF THE GEOTEHNICAL REPORT DATED 12/20/2021 SHOWS THE APPROXIMATE LIMITS OF REMOVAL AND RECOMPACTION.

Prepared by

George Molina
Geotechnical Section

Karin Burger
Engineering Geology Section

Date 02/10/2025

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. No activity or construction, including the proposed offsite grading and drainage improvements, can occur on Caltrans right-of-way without the project applicant first obtaining a Caltrans encroachment permit. Any modifications to Caltran's facilities must meet all mandatory design standards and specifications. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the Caltran's encroachment permit referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)

3. Provide approval of:

   a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.

   b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.

   c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, California Geologic Energy Management Division (CalGEM), and the Army Corps of Engineers.

   e. A Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

5. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

Name Dennis Tovar Date 02/05/2025 Phone (626) 458-4921

TENTATIVE MAP DATED 01-15-2025
EXHIBIT MAP DATED 01-15-2025

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Permission is granted to record large lots (20-acre or more) parcel map provided that each parcel resulting from the division of land has a minimum gross area of 20 acres (Per LACC 21.32), and street frontage (per LACC 21.24).

2. Permission to waive street frontage for Lots 2, 7, 8, 11, 19, 31 and 32 is subject to approval by the advisory agency and to that easements for ingress and egress purposes are reserved to the satisfaction of Public Works. If not waived, the subdivider shall revise the tentative map and provide street frontage to every lot to the satisfaction of Public Works.

3. Permission is granted to vacate excess right of way on Live Oak Road to the satisfaction of Public Works.

4. Compound curves are preferred over broken-back curves. Broken back curves must be separated by a minimum of 500 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate in accordance with AASHTO guidelines.

5. A minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.

6. The minimum centerline radius is 1000 feet on all industrial collector streets (84 foot right of way).

7. The central angles of the right of way radius returns shall not differ by more than 10 degrees.

8. Provide minimum landing area of 100 feet for all industrial cul-de-sac streets at a maximum three (3) percent grade on all “tee” intersections.

9. Provide a new centerline on Franklin Parkway (from Easterly Boundary of PA5 to Westerly Boundary of PA4) to the satisfaction of Public Works. Dedicate and/or vacate additional and/or excess right of way if necessary.

10. Provide intersection sight distance to the satisfaction of Public Works for a design speed of 45 mph (495 feet) for all industrial streets intersections. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

    With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

11. Provide stopping sight distance where applicable using the design speed of 45 mph along all industrial collector streets. In areas where the intersection and stopping sight distances overlapped, the more stringent of the two shall be applied. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

12. All line of sight easements shall be depicted on grading and landscaping plans.

13. Dedicate right of way 42 feet from the centerline including a standard cul-de-sac bulb on Franklin Parkway in Planning Subarea 3 (PA3) to the satisfaction of Public Works.

14. Dedicate right of way 42 feet from the centerline including a standard cul-de-sac bulb on Hancock Parkway in PA2 to the satisfaction of Public Works.

15. Dedicate right of way 42 feet from centerline on Wolcott Way in PA6 to the satisfaction of Public Works.

16. Dedicate right of way 32 feet from centerline on including a standard cul-de-sac bulb on A Street in PA2 and B Street in PA 3 to the satisfaction of Public Works.

17. Dedicate property line return radii of 25 feet at all intersections of industrial streets to adequately construct curb ramps to Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works. Additional right of way corner cut offs shall

be dedicated at all signalized intersections and other location that deemed appropriate by Public Works.

18. Construct curb, gutter, base, pavement, and sidewalk on all public streets to the satisfaction of Public Works.

19. Comply with the following street lighting requirements as stipulated in their memo dated January 22, 2025.

20. Conform to the approved conceptual signing and striping plan. Detailed signing and stripping plans will be required.

21. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the approved Traffic Study (or Transportation Impact Analysis) dated June 22, 2024, by Public Works' Traffic Safety and Mobility Division. Offsite mitigations may be required.

22. Approval of Caltrans is required for any proposed work on the Old Road within Caltrans jurisdiction and any proposed construction of the retaining wall under the bridge.

23. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Westside Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is $23,450 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.

24. Plan street trees on all public streets to the satisfaction of Public Works.

25. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

26. Permission to establish a Landscape Maintenance District, subject to the approval of the Department of Public Works, for the purpose of maintaining landscaped parkways on all streets.

27. Construct the bridge on Franklin Parkway in the PA3 to the satisfaction of Public Works. The proposed bridge typical section shown on the map is not necessarily approved. The ultimate bridge section shall meet the requirements of Public Works' Design Division.

Name Sam Richards Phone (626) 458-4921 Date 02-13-2025

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD) 1687. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works on all public streets within and around PM 18108.

2. Provide streetlights on new concrete pole(s) with underground wiring. The streetlights shall be designed as a County owned and maintained system.

3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

4. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.

5. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.

6. For subdivisions, Street lighting plans shall be approved prior to map recordation.

7. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

8. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.

9. Upon approval of the Tentative Map, the developer must notify wsayre@pw.lacounty.gov in order to initiate the annexation process.

10. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):

a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
b. Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.

11. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.

12. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to wsayre@pw.lacounty.gov.

TRANSFER REQUIREMENTS

13. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

14. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

a. All required streetlights (LS-2/LS-3) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to wsayre@pw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to

make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.

d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

15. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.

16. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

EG Prepared by: Whitley Sayre Phone: (626) 300-4675

Date: 01/22/25

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 27, 2024

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Daryl Zerfass
Stantec
38 TechnologyDrive
Irvine, CA 92618

Dear Mr. Zerfass:

ENTRADA SOUTH (TR53295)
& VALENCIA COMMERCE CENTER (PM18108) (VCC)
TRANSPORTATION IMPACT ANALYSIS (TIA) – APRIL 2024
UNINCORPORATED COUNTY OF LOS ANGELES AREA

Public Works has reviewed the Transportation Impact Analysis (TIA) dated April 2024 for the proposed development located in unincorporated County of Los Angeles in the Santa Clarita Valley. The proposed project reflects minor changes and refinements to the previously approved State-certified 2017 Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan: Final Additional Environmental Analysis therefore it will be referred to as the "Modified Project". Entrada South will consist of residential area and mixed use commercial. Valencia Commerce Center will consist of a business park (office/industrial/warehouse/retail).

Project's Transportation Impact Related to Level of Service

According to TIA Analysis, the Modified Project will not have new significant project transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Cumulitave Transportation Impact Related to Level of Service

According to TIA Analysis, the Modified Project will not have new significant cumulative transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Mitigation Related to Level of Service

The previous mitigations identified in the State-certified 2017 Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan: Final Additional Environmental Analysis Documents are still required to be implemented to address the previous project transportation impacts and cumulative transportation impacts of the project. The project shall design and construct or contribute its proportionate share of the cost for the mitigation measures as identified in the Mitigation Monitoring and Reporting Program of the 2017 Newtdmhall Ranch Resource Management and Development Plan and pineflower Conservation Plan: Final Additional Environmental Analysis Documents. We generally agree with the findings in the TIA.

Vehicle Miles Traveled Analysis

For informational purposes, a Vehicle Miles Traveled analysis was conducted. According to the TIA, the modified project would not result in a new significant project transportation impact in the unincorporated County. According to the TIA, the modified project will not result in a new significant cumulative transportation impact to the unincorporated County. We generally agree with the findings in the TIA.

Project's Transportation Demand Management Plan

According to the TIA, the project previously proposed Transportation Demand Management measures (see attached Appendix F of the TIA) to reduce vehicle trips which were required as part of the State-certified 2017 Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan: Final Additional Environmental Analysis. We generally agree with the findings in the TIA.

Site Access Requirements

According to the TIA the project shall provide the improvements as described in Table 4-13, Table 4-14, and Table 4-15 of the TIA (see attached). We generally agree with the findings in the TIA.

The design and construction of the improvements described in Table 4-13, Table 4-14, and Table 4-15 of the TIA shall be the sole responsibility of the project to the satisfaction of Public Works. Detailed signing and striping plans shall be submitted to Public Works for review and approval. Detailed traffic signal plans shall be submitted to Public Works for review and approval.

According to the TIA the project shall provide the following improvements. We generally agree with the findings in the TIA.

- Media Center Lane at Magic Mountain Parkway
    - Extend westbound left turn lane by approximately 21 feet

The design and construction of the improvements shall be the sole responsibility of the project to the satisfaction of Public Works. Detailed signing and striping plans shall be submitted to Public Works for review and approval.

- The Old Road at Turnberry Lane
    - Extend northbound left turn lane by approximately 51 feet

The design and construction of the improvements shall be the sole responsibility of the project to the satisfaction of Public Works. Detailed signing and striping plans shall be submitted to Public Works for review and approval.

Westside Phasing Analysis

In addition to the above mentioned improvements, the following item will be made a condition of approval for the project. A phasing analysis report, known as the Westside Phasing Analysis), evaluated the timing of required improvements commensurate with the proposed phased land development in the WestsideSanta Clarita Valley area. The improvements represent the cumulative impacts and mitigations from the Newhall Ranch Specific Plan as well as other planned devleopments in the Westside Santa Clarita Valley.

A Westside Santa Clarita Phasing Analysis report will evaluate the timing of the requirement improvements necessary to accommodate plannined development in the Westside area of the Santa Clarita Valley commensurate with the proposed project. At a minimum an update to the Westside Santa Clarita Phasing Analysis is expected to occur at the following development thresholds.

1) 3,176 residential units and 13.17 million square feet nonresidential uses
2) 6,066 residential units and 14.87 million square feet nonresidential uses
3) 14,515 residential units and 16.00 million square feet nonresidential uses
4) 21,373 residential units and 17.65 million square feet nonresidential uses
5) 25,001 residential units and 19.78 million square feet nonresidential uses
6) 27,615 residential units and 22.08 million square feet nonresidential uses

If you have any questions, please contact Mr. Kent Tsujii, Traffic Safety and Mobility Division, at (626) 300-4776 or ktsujii@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

AMIR IBRAHIM, PE, LS
Principal Engineer
Traffic Safety and Mobility Division

KT:wm
SP:\TSM\DOC\STU\LTRS MEMOS\5-29-2024-ESTU2021000506 SOUTH & VALENCIA TIA

Enc.

bc: Land Development (Suarez, Lasso)

Appendix F TDM REDUCTION CALCULATIONS

The following pages are from the RMDP/SCP EIR Appendix E (See Reference 9 in Section 1.3)

- UrbanTrans North America, Valencia Transportation Demand Management Plan (See Reference 8 in Section 1.3)
- Fehr & Peers, Quantification of Implementing TDM Strategies (See Reference 7 in Section 1.3)

Valencia

Transportation Demand Management Plan

October 2022

Prepared by UrbanTrans North America

Table of Contents

EXECUTIVE SUMMARY **1**

1.0 BACKGROUND INFORMATION **2**

1.1 REGIONAL SETTING 2

2.0 TDM STRATEGIES **7**

2.1 TDM STRATEGY DESCRIPTION 7

2.2 TDM RESOURCES 17

3.0 TDM IMPLEMENTATION PLAN **20**

3.1 FUNDING OPTIONS 20

3.2 ORGANIZATIONAL STRUCTURE 21

3.3 TMO CREATION ACTION PLAN 21

3.4 KEY IMPLEMENTATION ACTIONS 22

3.5 TIMELINE AND PHASING 25

4.0 PROGRAM MONITORING **26**

Executive Summary

The Valencia Transportation Demand Management (TDM) Plan[1] is a comprehensive plan designed to achieve reductions in vehicle miles traveled (VMT) and, in so doing, reduce greenhouse gas (GHG) emissions.[2] Accordingly, this TDM Plan provides a summary description of the existing and planned regional transportation network, a listing of each of the strategies that comprise this TDM Plan with corresponding information regarding application of the strategy, and a step-by-step plan of implementation.

The TDM Plan applies to new development located on the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas (the Project Site) that is facilitated by the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP) Project. Specifically, the TDM Plan will serve planned development within the Project Site, which consists of up to approximately 21,242 residential units; about 9.3 million square feet of commercial uses; and, numerous public facilities, including schools, fire stations, a library, and recreational amenities. This TDM Plan will serve as an "umbrella plan," with appropriate and customized application to individual villages and land uses, as applicable, located within the three planning areas (i.e., the Newhall Ranch Specific Plan, Entrada and Valencia Commerce Center sites).

The core objectives of the TDM Plan are to reduce the number of single occupancy vehicle trips, through the utilization of alternative forms of motorized and non-motorized transport and related strategies, and thereby reduce total VMT and the corresponding GHG emissions. Therefore, as presented below, the TDM Plan includes a number of strategies that enable the Project Site's residents, employees, and visitors to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation options. The TDM Plan relies, in part, on the design of the planned development and, in part, on innovative strategies developed by the transportation planning and engineering community to achieve

[1] Formerly called "Newhall Ranch TDM Plan". "Valencia" in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.

its objectives, and provides the foundational elements necessary for the successful implementation of the TDM strategies outlined herein.

A non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to provide the services required by this TDM Plan, as applicable. The TMO and the long-term implementation of the TDM Plan will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay; this payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties.

This TDM Plan is based, in part, on information and analysis contained in a technical memorandum entitled *RMDP/SCP Project: Transportation Demand Management Plan Evaluation*, Fehr & Peers (September 2016) and as updated in a technical memorandum entitled *Quantification of Implementing TDM Strategies*, Fehr & Peers (2022). The memorandum analyzes each of the VMT reduction strategies presented in this Plan and based primarily on guidance provided by the California Air Pollution Control Officers Association, calculates the VMT reduction expected to result with implementation of each strategy. The memorandum, including appendix and exhibits, provides technical support for the VMT reductions expected to be achieved with implementation of this Plan.

1.0 Background Information

1.1 Regional Setting

This section provides an overview of the existing and planned transportation network in the vicinity of the Project Site, including transit, roadways, bicycle/trails network, and the pedestrian environment.

The Project Site is located in the northern portion of unincorporated Los Angeles County in the Santa Clarita Valley. The Project Site area begins just west of Interstate 5 and continues to the boundary between Los Angeles and Ventura Counties, as shown in Figure 1. Traversing the Site is State Route (SR) 126, which functions as an east-west travel corridor between the Santa Clarita Valley and Ventura County. This section describes the transportation context to provide an understanding of the TDM needs and opportunities at the Project Site.

Figure 1: Project Site Vicinity Map



1.1.1 Transit Network

The Project Site is located within the City of Santa Clarita Transit service area. The agency operates nine local bus routes and four commuter routes that connect the City's neighborhoods with each other, as well as provide connections to regional transit via the following six transfer stations: the Santa Clarita, Newhall, Via Princessa, and Chatsworth Metrolink stations, the North Hollywood Red/Orange Line Station, and the McBean

Regional Transit Center, which includes a park and ride lot. Commuter Express Service also is available during rush hours to Century City and downtown Los Angeles.

On average, service frequency for local bus routes ranges from 30 minutes to an hour during morning and evening peak hours. Most routes run between 5:00 A.M. and 9:00 P.M. on weekdays. Weekend service is less frequent, starts later in the morning, and ends earlier in the evening. Commuter train service into downtown Los Angeles is provided via the Metrolink Antelope Valley Line, which takes less than an hour to reach Union Station and runs 11 times a day. From the North Hollywood Metro Station, the Red Line runs every ten minutes through Hollywood to Union Station, a ride that takes approximately 30 minutes. The Orange Line serves points west and terminates in Chatsworth. Figure 2 shows a map with regional connections. Figure 3 illustrates the existing local Santa Clarita Transit Network.

Figure 2: City of Santa Clarita Transit Regional Transit Connections

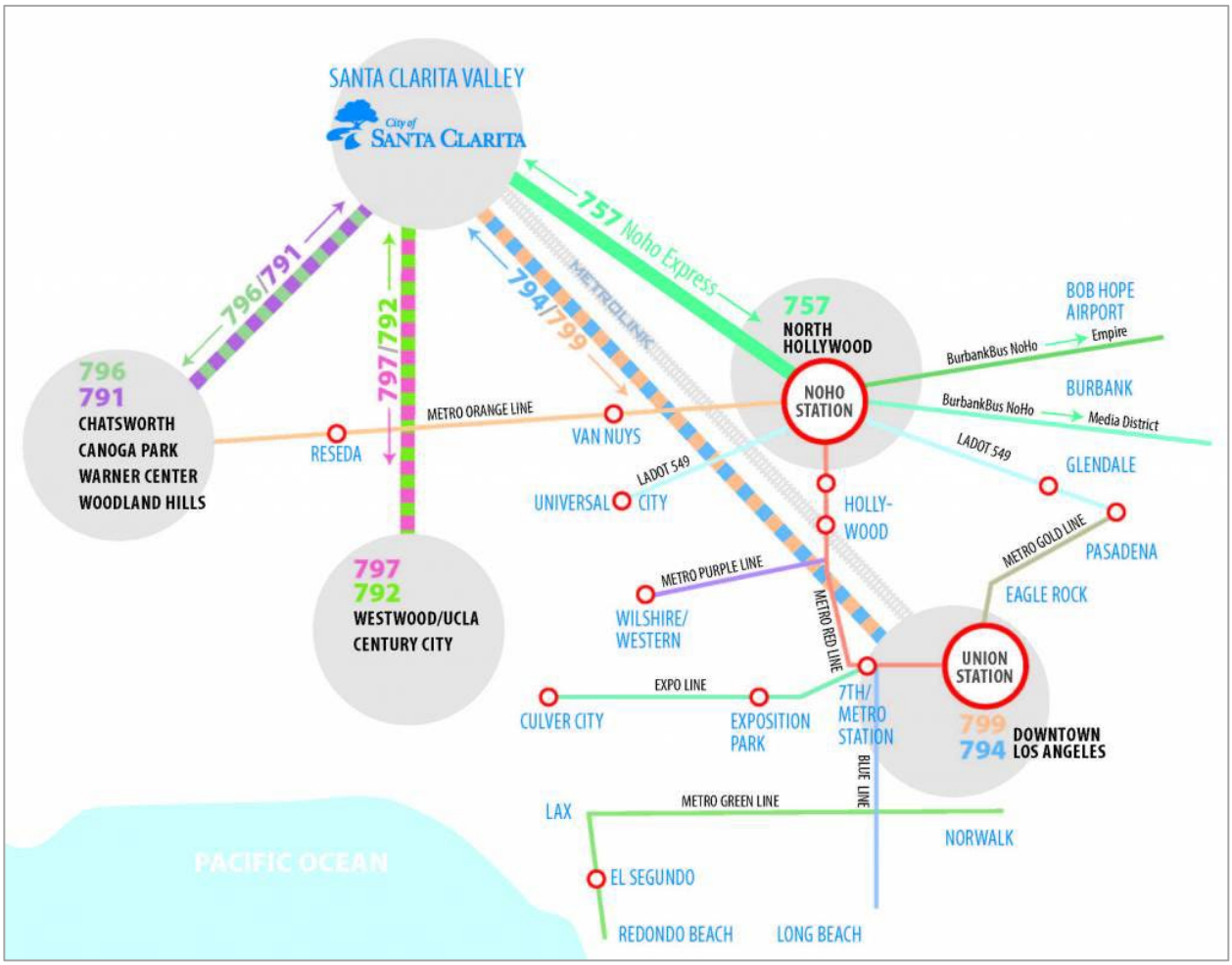
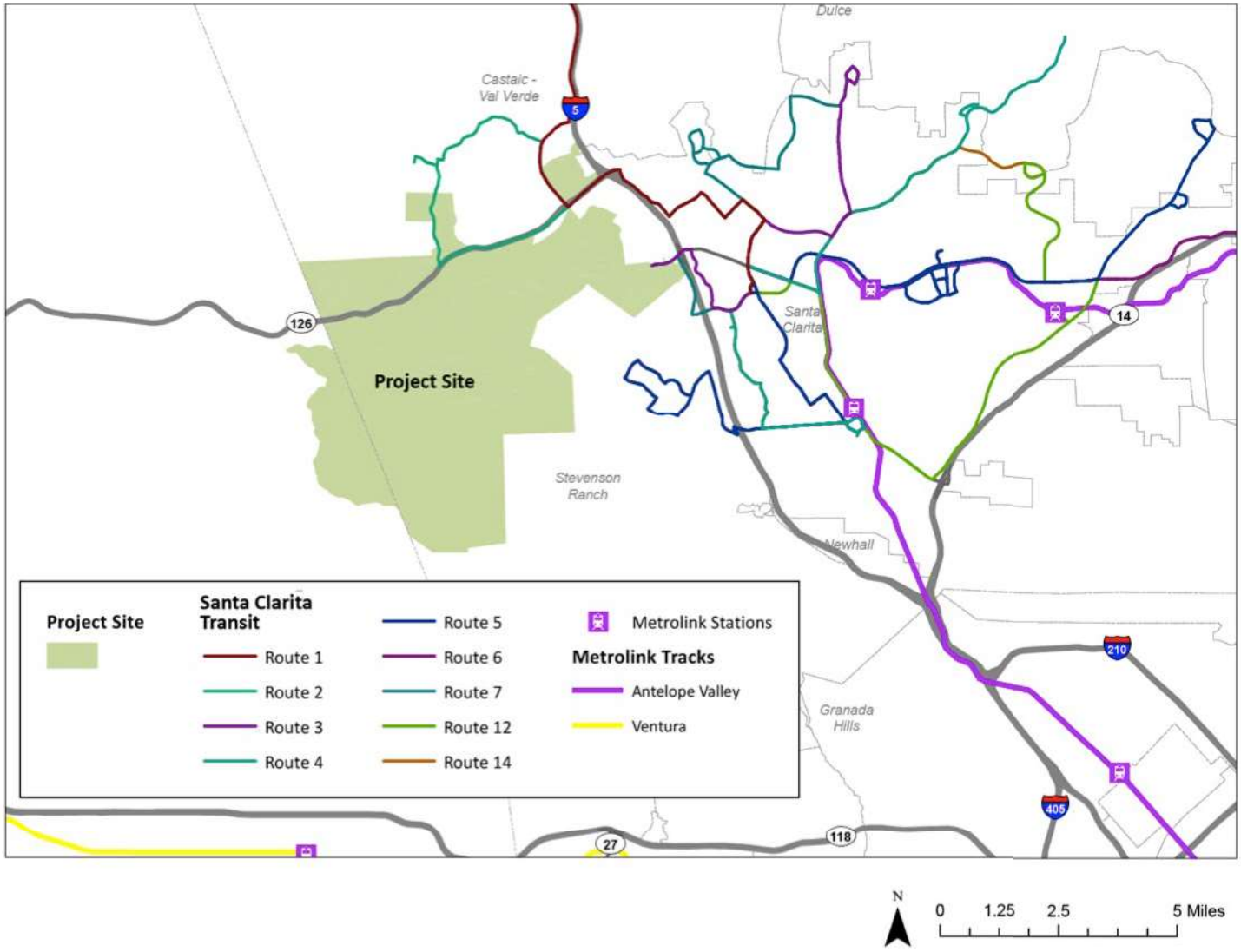


Figure 3: City of Santa Clarita Transit Local Service



1.1.2 Major Roadways

The Project Site is easily accessible from Interstate 5, which runs north-south and connects to downtown Los Angeles, and from Highway 126, which runs east-west between I-5 and the City of Ventura. A northward expansion of existing high occupancy vehicle (HOV) lanes from Highway 14 to north of Highway 126 is planned and scheduled to be completed in 2023. Within the Project Site area, an extension of Magic Mountain Parkway will run through the center of the site and connect with Long Canyon Road, an extension of the existing Valencia Boulevard. North-south connections will be provided by the extension of Commerce Center Drive, which will connect across Highway 126 to the Valencia Commerce Center, and by Long Canyon Road, which will connect to the existing Chiquito Canyon Road north of Highway 126. These new roads will be constructed as major and secondary highways along which transit service will be available.

1.1.3 Bicycle/Trails Network

The Los Angeles County Bicycle Master Plan adopted in 2012 identifies the addition of bike paths, lanes, or routes to several roadways adjacent to the Project Site. Planned improvements include bike paths and lanes along The Old Road, Castaic Creek, and the Santa Clara River/Highway 126. The bicycle master plan and related resources can be found here: https://dpw.lacounty.gov/pdd/bike/masterplan.cfm.

In 2020, the City of Santa Clarita adopted an update to its non-motorized transportation plan, which includes network and infrastructure improvements, facility design recommendations, and programmatic recommendations, including bicycle education and encouragement programs. The City of Santa Clarita is a Bronze level Bicycle Friendly Community, a recognition awarded by the League of American Bicyclists. The city's web site includes maps, bike parking information, safety tips, bicycles and transit information, and other resources. See: http://bikesantaclarita.com/.

The Project's proposed network of bicycle and multi-use trails generally will resemble the extensive existing trail network in neighboring Valencia. Off-street, multi-use trails will connect the villages within the Project Site. They will be supplemented by paseos, wide sidewalks with lighting, benches, and shade trees that provide connections to activity centers, such as schools, recreation centers, and neighborhood centers. On-street bike lanes will be provided on major roads as well.

1.1.4 Pedestrian Environment

Sidewalks will be provided along all roads within the planned development located on the Project Site, supplemented by the trail network. Cul-de-sacs are part of the street design in certain locations, although pedestrian connections will be provided at some of the planned cul-de-sacs to improve pedestrian connectivity.

2.0 TDM Strategies

The strategies outlined below shall be implemented pursuant to this TDM Plan. However, in light of the ongoing evolution of transportation technology and advancements, the strategies set forth below may be modified or replaced, as necessary, with alternative strategies of equal or enhanced effectiveness. Therefore, the applicant (or its designee) and/or the TMO, or equivalent management entity, shall periodically evaluate the parameters of this TDM Plan so as to ensure that the strategies are meeting the needs and priorities of the residents, employees, tenants, and visitors to the Project Site. As new technologies and strategies become available, the TDM Plan can be modified in order to implement alternative technologies and/or strategies of equal or enhanced effectiveness.

2.1 TDM Strategy Description

The following is a brief description of each TDM strategy and its application to the Project Site.

<u>Construction</u>

1. **Construction Traffic Management Plan**

   Description: A construction traffic management plan can be effective both to reduce VMT and reduce the potential construction-related congestion on traffic by maintaining mobility to, from, and within the Project Site during the construction period.

   Application: Prior to issuance of a grading or building permit for each village level project, the applicant, or its designee, shall develop a Construction Traffic Management Plan that may include, as applicable: worker carpools through available incentives; remote parking areas and corresponding shuttle service; work hours and truck deliveries scheduled to the extent feasible to avoid peak hour traffic conditions (i.e., 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.); and re-routing construction-related traffic from congested streets (i.e., those streets, if any, operating at unacceptable levels of service during the peak hours).

Operation

1. **Integrate Affordable and Below Market Rate Housing**

   Description: Income has a statistically significant effect on the probability that a commuter will take transit or walk to work[3]. Below Market Rate (BMR) housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit. Incorporating BMR also can encourage smaller units within the same building footprint, thereby increasing density and potential transit ridership.

   Application: The applicant, or its designee, shall include an Affordable Housing Program as part of the planned development within the Project Site, in accordance with the County of Los Angeles' Newhall Ranch Specific Plan approvals.

2. **Pedestrian Network**

   Description: Providing a pedestrian access network to link areas of a Project Site encourages people to walk instead of drive. This mode shift results in people driving less and, thus, a reduction in VMT.

   Application: The applicant, or its designee, shall include within the planned development located on the Project Site pedestrian-movement facilities (e.g., sidewalks, paseos, and trails as depicted in the Newhall Ranch Specific Plan Mobility Plan) that eliminate physical barriers and provide pedestrian-based access to both on- and off-site complementary land uses (e.g., neighborhood-serving commercial retail opportunities; schools; recreational amenities).

3. **Traffic Calming**

   Description: Providing traffic calming measures can encourage people to walk or bike instead of using a vehicle, thereby reducing VMT. Examples of traffic calming features include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.

[3] Bento, Antonio M., Maureen L. Cropper, Ahmed Mushfiq Mobarak, and Katja Vinha. 2005. "The Effects of Urban Spatial Structure on Travel Demand in the United States." *The Review of Economics and Statistics* 87,3: 466-478.

Application: The applicant, or its designee, shall include within the planned development located on the Project Site design elements that reduce motor vehicle speeds and improve pedestrian and bicyclist safety on the on-site streets and intersections. These design elements may include, but are not limited to, count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.

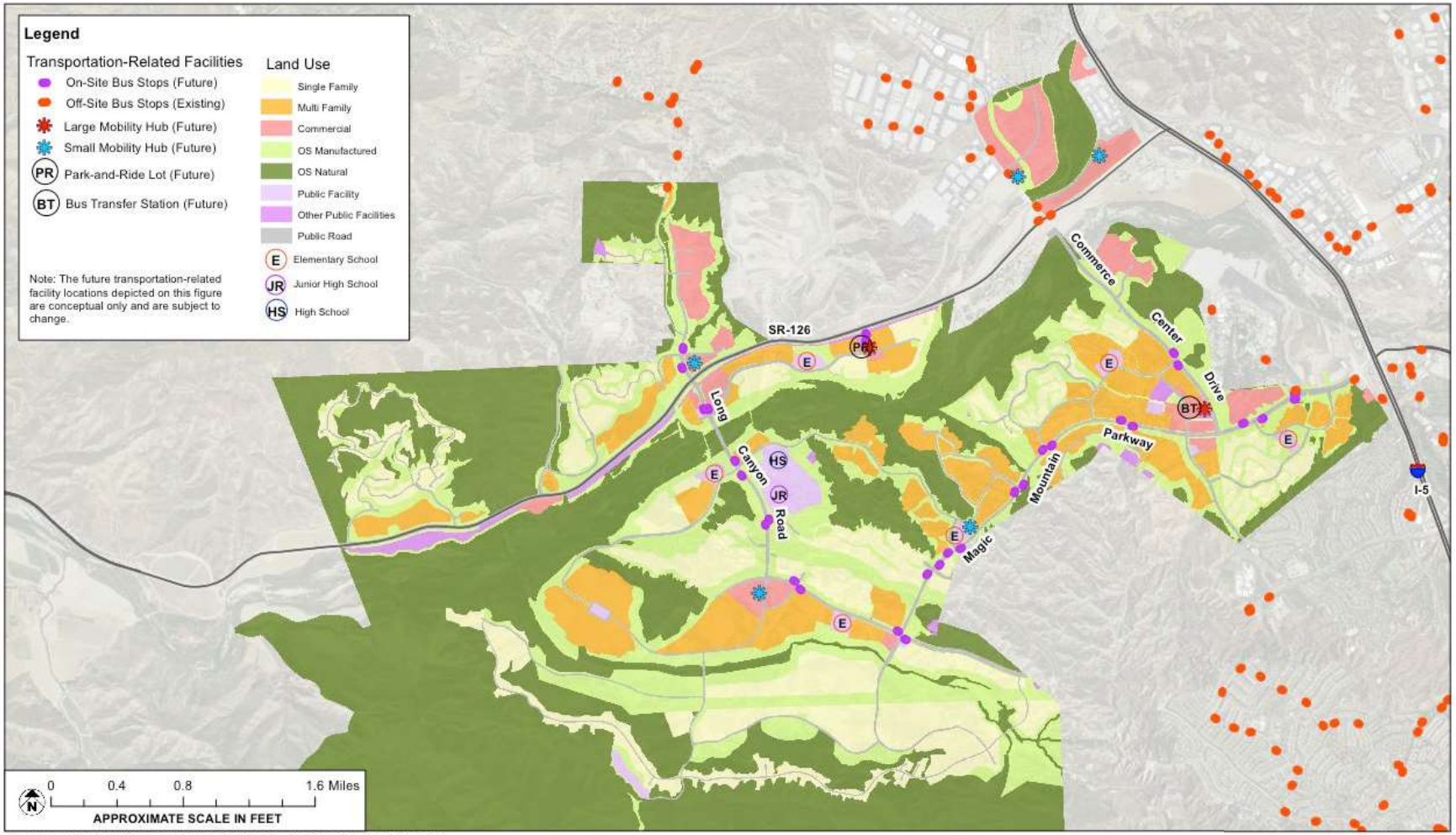
4. **Transit Network Expansion**

Description: Increasing transit availability through route expansion or increasing existing transit frequency improves access to the Project Site and, therefore, will encourage transit ridership. This mode shift results in people driving less and, thus, a reduction in VMT.

Application: The TMO, or its equivalent management entity, shall coordinate with the local transit agencies, including Santa Clarita Transit, to implement the Conceptual Transit Plan illustrated on Figure 4, to provide an expanded transit network that connects the Project Site to major transit centers in the Santa Clarita Valley, and enhance on and off-site connectivity options via transit.[4] The expanded transit network shall include bus stops located throughout the development area, a bus transfer station, and a park-and-ride lot to the extent deemed appropriate.

[4] See, Fehr & Peers Technical Memorandum, *RMDP/SCP Project: Transportation Demand Management Plan Evaluation* (September 2016), Exhibit 2.

Figure 4: Conceptual Transit Plan



SOURCE: Hunsaker & Associates - 2016; Santa Clarita Transit - 2016; Meridian Consultants - 2016

FIGURE A

Meridian

Conceptual Transit Plan

5. **Alternative Work Schedules and Telecommute Program (Residential End)**

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: In furtherance of this strategy relative to Project residents, the TMO, or its equivalent management entity, shall utilize all appropriate marketing tools, including incentive strategies, to promote alternative work schedules and telecommuting on the part of Project residents, as feasible. In addition, the applicant, or its designee, shall construct all residential units to facilitate installation of high-speed internet services.

6. **Required Commute Trip Reduction Program**

Description: A Commute Trip Reduction (CTR) program is an employer-administered program that discourages single-occupancy vehicle trips and encourages alternative modes of transportation such as carpooling, taking transit, walking, and biking. A CTR program provides employees with assistance in using alternative modes of travel and provides both "carrots" and "sticks" to achieve behavior change. A typical CTR program may include the following: preferential carpool parking, flexible work schedules for carpools, ridematching, designation of a transportation coordinator, transit subsidies, vanpool assistance, and bicycle end-trip facilities (e.g., parking, showers, and lockers). Participation in required commute trip reduction programs typically is required of employers above a certain size threshold, exempting small businesses and non-traditional employers from the requirement to participate.

Application: The TMO, or its equivalent management entity, shall coordinate with large business employers of the planned development located on the Project Site to implement a required CTR program that may include, but is not limited to, the utilization of ride sharing; provision of transit subsidies and preferential parking to carpools, vanpools and other commute strategies that minimize the use of single occupancy vehicles; and installs end-of trip bicycle facilities. As part of the program, the TMO (or equivalent management entity) shall establish performance and monitoring standards for the program's implementation status. In furtherance of this strategy, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants, employers, and employees of the Project Site's commercial areas, which establish and promote the benefits of commuting habits that reduce vehicle miles traveled. Additionally, the applicant/designee or the TMO (or equivalent management entity), as applicable, shall coordinate with

commercial builders/property owners to promote ridesharing through a multi-faceted approach that includes, but is not limited to, the measures below:

- Designating a certain percentage of parking spaces for ride-sharing vehicles that is equivalent to at least one dedicated parking space per 25,000 square feet of office space;

- Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; and

- Providing a web site or message board for coordinating rides

7. **Alternative Work Schedules and Telecommute Program (Work End)**

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: The TMO, or its equivalent management entity, shall coordinate with employers of the planned development located on the Project Site to facilitate the utilization of non-traditional worker commute patterns, for both Project residents and Project employees, by encouraging the use of alternative work schedules and telecommuting. In furtherance of this strategy for Project employees, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants and employers located in commercial areas on the Project Site that establish the benefits of alternative work schedules/telecommuting and provide successful templates for the implementation of such alternative approaches in the workplace. Additionally, any property management company managing commercial property on the Project Site shall require employers with 100 or more employees within the Project Site to develop and implement an alternative work schedules/telecommuting program consisting of the following elements: (1) appointment of a program coordinator; (2) identification of specific categories of employment positions that are appropriate for alternative work schedules and/or telecommuting; (3) provision of required equipment for telecommuting (e.g., hardware, software, and security); and (4) establishment of communications strategies to facilitate satisfaction of employment responsibilities (e.g., instant messaging). In furtherance of this strategy for Project residents, all residential units will be constructed with high-speed, high-capacity internet, and will be included in the TMO's marketing and incentive strategies.

8. **School Bus Program and School Travel Program**

Description: School travel can be a large vehicle trip generator. Under a school bus program, student school bus transit subsidies and Safe Routes to School (SRTS) programming have shown to be important and cost-effective ways to reduce overall trips in the community.

Application: The applicant, or its designee, in coordination with the Project Site's school districts shall establish a school bus program by offering fully subsidized transit passes to all Junior High and High School students residing within the Project Site. The TMO will staff a Safe Routes to School Coordinator position to work with all Valencia Elementary Schools to coordinate SRTS programming. In addition, the TMO will fund a part-time SRTS coordinator position at each of the three school districts (0.25 FTE per district) to leverage resources and coordinate and implement school travel planning to promote the school bus program as well as to provide education, encouragement, and incentives intended to increase taking transit, biking, walking, and carpooling to school. The school bus program, including the transit subsidies and SRTS program, and related staffing will be phased in based on the number of on-site schools and students residing within the Project Site.

9. **Transit Fare Subsidies for Employees**

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund and shall coordinate with those employers of the planned development located on the Project Site not required to participate in the Required Commute Trip Reduction program (Strategy 6) to provide alternative transportation subsidies to employees who commute to jobs located within the Project Site*.*

10. **Carshare Program**

Description: Carshare members, on average, have lower auto ownership rates and drive less than non-carshare members. One study found that, on average, 21% of carshare members in North America gave up their primary or secondary vehicle after joining a carsharing program[5].

[5] IBI Group. (2009). *Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards.* The City of Toronto.

Application: The TMO, or its equivalent management entity, shall establish a membership-based carshare program, whereby members have access to a shared fleet of vehicles. In order to incentivize participation, carshare program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership fee for up to 50 percent of the market rate households that elect to participate in the program (i.e., a 50% subsidy for all households that elect to participate in the program, capped at 50% of the total Project households); and, will subsidize 100 percent of the annual fee for up to 100 percent of the below market rate households. In the event the TMO is unable to retain a commercial carshare vendor, the TMO may consider diverting the funds otherwise planned to provide membership subsidies to the establishment of a peer-to-peer carsharing model, such as Getaround. The peer-to-peer model relies on private individuals registering their car for use by other residents for a fee. To ensure comparable levels of service and reliability to a traditional carshare provider (such as Zipcar), the peer-to-peer model would require aggressive marketing, outreach, and incentives to ensure that a sufficient fleet is established in terms of the number of vehicles and their locations. Another alternative approach could be the establishment of a Valencia-specific carshare service, as has been done successfully in small cities such as Ithaca, New York (population 30,515).

11. **Neighborhood Electric Vehicle (NEV) and Electric Bicycle (E-Bike) Strategy**

Description: NEVs are classified in the California Vehicle Code as a "low speed vehicle". They are electric powered and must conform to applicable federal automobile safety standards. NEVs offer an alternative to traditional vehicle trips and can legally be used on roadways with speed limits of 35 MPH or less (unless specifically restricted). They are ideal for short trips up to 30 miles in length and can promote a mode shift from single-occupancy vehicles, particularly in their ability to replace short trips.

E-Bikes present another travel option with similar mode shift potential for short trips. Low-speed, pedal-assisted and throttle-assisted E-Bikes (Class 1 and 2) can reach a maximum speed of 20 MPH and are allowed by state law on all bicycle facilities, including dedicated bicycle paths, unless a local ordinance specifies otherwise. A survey conducted in 2015[6] showed that E-Bikes are particularly

[6] "E-bikes in North America: Results from an Online Survey," John MacArthur, http://www.bikeleague.org/sites/default/files/E_bikes_mini_report.pdf.

popular in hilly areas and improve the mobility of older residents or people with disabilities who are unable to ride a standard bicycle. Class 1 and 2 E-Bikes do not require a driver's license, registration or insurance and the State of California specifies no minimum age.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site a comprehensive, interconnected travel network that accommodates NEV use and includes features such as NEV parking, charging facilities, striping, signage, and educational tools. Additionally, the applicant or its designee will provide funding for a subsidy covering 25 percent of the NEV purchase price (up to a $2,750 subsidy) that would be made available to residential detached single-family units located on the Project Site. The applicant or its designee also will provide funding for a subsidy covering 50 percent of the E-Bike purchase price (up to a $750 subsidy) that would be made available to all residential units on the Project Site. Subsidies will be made available to original homeowners. Should funding remain available at build-out, the TMO may expand eligibility to subsequent homeowners.

12. **Mobility Hubs**

Description: Mobility hubs are one-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, and other commuter amenities. Mobility hubs are designed to facilitate multi-modal travel and encourage mode shifts by co-locating services and aggregating information.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site four small mobility hubs and two large mobility hubs. The following amenities are typical amenities that may be included at each mobility hub, dependent upon size (see *RMDP/SCP Project: Transportation Demand Management Plan Evaluation, Fehr & Peers, September 2016, Exhibits 3 and 4*):

Small Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage

- Co-location of carshare and bikeshare

Large Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage
- Co-location of carshare and bikeshare
- Designated park-and-ride spaces

13. **Tech-Enabled Mobility**

Description: Advances in technology have led to innovative new TDM opportunities. Recent technological applications include improved ride matching apps, real-time ride sharing, and innovative platforms that allow for trip planning, trip tracking, the administration of rewards programs, and real-time bus information.

Application: The TMO, or its equivalent management entity, shall establish as part of the planned development located on the Project Site a one-stop website for transportation information, as well as complementary apps for mobile devices and computers.

14. **Bike/Scootershare Program**

Description: Similar to carshare members, bikeshare members also have lower auto ownership rates and drive less than non-bikeshare member counterparts. Studies have found that on average 7% of bikeshare members replaced their personal vehicle with the bikeshare[7]. Both bikeshare and scootershare programs have been shown to reduce vehicle trips and associated greenhouse gas emissions.

Application: The TMO, or its equivalent management entity, shall establish a station-based or dockless bike/scootershare system on the Project Site with up to 24 stations or designated micromobility parking areas, in the case of a dockless system. The system may offer a variety of micromobility devices, however, at least fifty percent of the fleet will be comprised of electric devices. In order to increase

[7] Johnston, K. (2014, April 7). Beyond Urban Planning: The Economics of Capital Bikeshare. *Georgetown Public Policy Review*. Retrieved from http://gppreview.com/2014/04/07/beyond-urban-planning-the-economics-of-capital-bikeshare/

ridership, program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership cost for up to 1.5 percent of Project residents who live in market rate housing; and 100 percent of the annual household membership cost for below market rate households.

15. **Transit Fare Subsidies for Residents**

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund, and shall provide alternative transportation subsidies to residents located within the Project Site (up to 3250 passes based on anticipated participation rates). Market-rate properties must be part of the HOA or pay TMO dues for their residents to qualify.

Table 1: TDM Plan Performance Metrics and Targets, sets forth the applicable performance metrics and targets for each strategy identified for implementation herein. Notably, however, and as described in Chapter 4.0 below, implementation of this "umbrella plan" will be subject to applicability evaluations and customization efforts in conjunction with the processing of County-level entitlements for planned development located on the Project Site. The overall implementation of this TDM Plan on the Project Site is anticipated to produce the desired effect and facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

2.2 TDM Resources

The following regional and local resources presently are available to facilitate implementation of the TDM Plan.

2.2.1 Go511

Go511 is Southern California's traffic information portal. It links commuters and employers to resources and information about car- and vanpooling, trip planning, commute costs, current traffic, and other helpful commute information. It offers regional employer programs, including a free Guaranteed Ride Home program, which provides commuters

who take transit, car- or vanpool, or bike or walk to work with a free ride home in case of an emergency.

The affiliated ride share service, RideMatch, a joint partnership between Los Angeles County, Orange County, and Ventura County, provides commuters with a platform to find a car- or vanpool match, as well as other local resources and incentives for use. Additional employer and commuter programs are available from the Los Angeles County Metropolitan Transportation Authority, which also offers assistance with and incentives for setting up vanpools.

Associated web sites:

http://www.go511.com/
https://www.ridematch.info/
http://www.metro.net/riding/rideshare/

2.2.2 Vanpool Providers

Commuter vanpooling is a transportation mode that encourages employees who live near each other to commute to work via a van leased to the group by a private company. Three vanpool providers operating in Southern California are Commute with Enterprise, Green Commuter, and AVR Vanpool. The Los Angeles County Metropolitan Transportation Authority (Metro) has a vanpool program that offers assistance with vanpool formation and provides a subsidy of up to $500 subsidy per vanpool. An additional subsidy may be available through Rideshare L.A. County as a pilot program.

Associated web sites:

https://www.metro.net/riding/vanpool/
https://rideshare.lacounty.gov/vanpool-new/
https://www.commutewithenterprise.com/en.html
https://www.airportvanrental.com/vanpool
https://greencommuter.org/vanpooling

2.2.3 Ridesourcing Options

In addition to traditional taxicab service, both Uber and Lyft operate in a service area that includes the City of Santa Clarita and the County of Los Angeles, including the Project Site.

Both companies allow users to request rides real-time via a mobile app with payment processed through the app and offer carpooling options on the fly (Lyft Shared and UberX Share). Rides are generally less expensive than a taxi ride, based on supply and demand of drivers and passengers.



3.0 TDM Implementation Plan

Following the California Department of Fish & Wildlife's (CDFW) approval of the Newhall Ranch RMDP/SCP, implementation of this TDM Plan is overseen by the County of Los Angeles as individual village-level projects are processed and approved by the County. Because the VMT-reducing strategies that comprise the TDM Plan are expected to have varying levels of applicability and degrees of effectiveness for individual village-level projects, the TDM Plan (including performance metrics) may be refined, as necessary, as part of the County's approval process, to reflect the relevant characteristics (e.g., land use mix) of each respective village.

Notwithstanding, the performance metrics identified in this TDM Plan shall be met in full, upon buildout of all development facilitated by the RMDP/SCP. In the event the maximum development potential authorized by CDFW's approvals is not achieved as part of the County's approval processes for the individual village-level projects, the VMT-reducing strategies and performance metrics may be adjusted to reflect the modified buildout projections while maintaining consistency with the core objectives of this TDM Plan (i.e., to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized and non-motorized transport and related strategies and, thereby, reduce total VMT and the corresponding GHG emissions).

3.1 Funding Options

The TMO and the long-term implementation of the TDM Plan, including transit, carshare and bikeshare programs subsidies, will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay. The payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties. The applicant or designee will provide funding for infrastructure components, such as mobility hubs, traffic calming, the pedestrian network, bikeshare facilities, and NEV/E-Bike subsidies. As needed, the applicant, or its designee, also may subsidize TMO operation during the first years until revenues from assessments are sufficient to fund the annual TMO operating expenses.

3.2 Organizational Structure

As previously discussed, a non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to deliver the programs and services identified in this TDM Plan, as applicable.

3.3 TMO Creation Action Plan

It is estimated that the start-up activities to prepare for implementation of the TDM programs and strategies identified in this plan will begin approximately three months prior to issuance of the first building permit. The timing ensures that an organizational structure that facilitates the receipt of funds and the provision of applicable TMO services will be in place as soon as the first property owners and tenants move in. The TMO will be a non-profit organization. The governing body's membership gradually will expand to include a growing number of property owners as they begin occupancy at the Project Site. TMO creation steps are as follows:

- **Create a TMO and form a governing body:** If the TMO is a division of an existing entity, such as a master owners' association, this step simply involves formalizing and expanding a steering committee. If the TMO is envisioned as an independent non-profit organization, the steps for incorporating the entity are listed below.
- **Incorporation of the TMO (optional):** The process for incorporating a TMO is outlined below.
    - Draft and file the articles of incorporation
    - Recruit and appoint a Board of Directors
    - Draft by-laws and conflict of interest policy
    - Conduct initial board actions (election of board officers, approval of the by-laws and conflict of interest policy, and establishment of a bank account).
    - Obtain an employer identification number
    - File the initial registration form (Form CT-1) with the California Attorney General's Registry of Charitable Trusts
    - File the Statement of Information (Form SI-100) with the Secretary of State
    - Apply for federal tax exemption with the Internal Revenue Service (IRS) and receive a determination letter from the IRS
    - Apply for California tax exemption with the California Franchise Tax Board (FTB) and receive an affirmation of exemption letter from the FTB

3.4 Key Implementation Actions

Implementation of the TDM Plan shall be phased in, based on the mix of uses developed, occupancy rates, need, and demand. Additionally, in coordination with the County of Los Angeles, the applicant (or its designee) shall review the planned development located within the Project Site concurrent with the processing of County-level entitlements for each village. Each village's land use map, composition of land use categories, and geographic placement within the Project Site shall guide the determination of the precise implementation of the strategies identified herein. It is not anticipated that every village necessarily will implement each strategy enumerated in this TDM Plan (e.g., each village may not include its own mobility hub). Village-specific performance metrics and targets will be prepared in conjunction with the County's approval process for use in lieu of the overarching metrics and targets presented in Table 1. That said, the overall implementation of this TDM Plan on the Project Site is anticipated to facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

3.4.1 Start Up Activities

The start-up activities summarized below will be undertaken to prepare for TDM service delivery. The applicant, or its designee, will:

- Hire staff and establish the TMO, including creation of a financial structure and accounting procedures

The applicant, or its designee, and TMO staff will proceed to:

- Create the TMO budget and ensure TDM program funding by finalizing assessment rates;
- Identify stakeholders and establishing the relationships necessary to successfully implement the TDM strategies;
- Finalize a business plan and create a detailed work plan;
- Create TMO branding and identity;
- Develop a marketing plan;
- Create a steering committee; and
- Establish monitoring and evaluation procedures.

3.4.2 Year One Activities – Based on development triggers

The activities described in this section prepare the TMO for effectively implementing its service when certain milestones are reached. These include employers and residents moving in, schools opening, and bikeshare and carshare systems launching. These activities do not necessarily happen during the first year of operation; instead, they are triggered by differing development milestones dependent upon the particular strategy and, generally, correspond to the first year of residential occupancy or the first year of school operation within the district unless otherwise noted. The timeline in section 3.5 below lists the triggers along with the corresponding strategies and actions. In Year One, the TMO will:

- Initiate the preparation of marketing materials, which may include new resident and new employee welcome kits, as well as general marketing materials;
- Establish an incentive structure for behavior-supportive subsidies, including prizes for drawings or giveaways to be used to incentivize and reward change from single occupant vehicle travel;
- Begin working with employers prior to their move to the Project Site;
- Conduct outreach to developers and property managers to ensure that preferential carpool parking, loading and passenger waiting zones and other end-of-trip facilities are implemented;
- Develop an effective system to administer payment of transit, bikeshare, and carshare program subsidies to employees, students and residents, as applicable;
- Develop a SRTS travel planning strategy that will promote transit service and encourage walking, biking and carpooling to school;
- Assess and employ tech-enabled mobility to provide functionalities such as trip planning, ridematching, ridehailing, trip tracking, rewards programs, and others;
- Begin implementation of monitoring and evaluation activities;
- Launch bikeshare program;
- Launch carshare program.

3.4.3 Ongoing Activities – Years 2 – 5

While specific implementation details will evolve over time and may be adjusted based on new strategies, technologies, or approaches that become available, these general categories will remain key components of program implementation during the first five years and beyond. During these years, TMO staff will:

- Administer transit/alternative transportation subsidies and introduce bikeshare and carshare subsidies as the programs are launched;
- Implement a residential engagement strategy to educate residents about alternative transportation options, available subsidies, and related programs;
- Implement an employer engagement strategy to educate both employers and their employees about the commute options, subsidies, and programs available to them;
- Administer school travel planning programs, such as school pools, walking, school bus, bike trains, incentives, and other programs available at that time; and
- Continue to monitor and evaluate TDM activities.

3.5 Timeline and Phasing

This timeline of TMO activities was developed to provide an estimate of when, during the development phasing process, certain actions need to begin in order to ensure service delivery as building occupancy occurs. The timeline may be adjusted based on changes to the TDM strategies. The TMO will begin operations approximately after the 1,000th residential unit has been occupied. Once the TMO is operational, the implementation will follow the triggers outlined in Table 1 below.

Table 1: Development Triggers

Timeline	Development Triggers	Applicable Land Use				Strategy	Actions
		Residential	School	Retail	Office		
	Approximately at 1,000 residential units occupancy	✓	✓	✓	✓	TMO operations	TMO begins operations. Branding and marketing plan development begins.
	Prior to first occupancy		✓	✓	✓	Required commute trip reduction program	TMO outreach to developers to ensure preferential parking, passenger loading for rideshare vehicles, waiting areas for rideshare
	Prior to occupancy for each applicable land use	✓	✓	✓	✓	TMO operations	Implement systems to deliver subsidies to residents, students, and employees
			✓			SRTS travel planning	Develop school travel planning program, implementation of programs
			✓	✓	✓	Required commute trip reduction program	Pre-relocation employer outreach
		✓				Alternative transportation subsidies - affordable housing	Market subsidies to affordable housing residents
			✓	✓	✓	Alternative transportation subsidies - employees	Work with employers to market alternative transportation subsidies
			✓	✓	✓	Alternative work schedules & telecommute program	General employer outreach, assistance to employers >100 employees, develop monitoring methods and begin tracking of implementation at large employer sites (>100 employees)
		✓				Alternative work schedules & telecommute program	Residential outreach through welcome kits and marketing
			✓	✓	✓	Required commute trip reduction program	Select and launch ridematching tool
		✓	✓	✓	✓	Tech-enabled mobility	Manage web site updates, app selection, distribution & marketing, etc.
	1,250 residential units in each village	✓				Carshare program	Begin implementation of carshare program and promotion of subsidies to residents
		✓				Bikeshare program	Begin implementation of bikeshare program and promotion of subsidies to residents

Activities that do not fall under the purview of the TMO, such as the review and approval of construction traffic management plans, inclusion of affordable housing, the development of a pedestrian network, traffic calming, and the transit network expansion, shall be incorporated into the County of Los Angeles' development review and approval activities and, in the case of transit expansion, coordinated and negotiated with City of Santa Clarita Transit.

4.0 Program Monitoring

The applicant (or its designee) and/or the TMO or equivalent management entity will track the progress towards meeting the performance metrics and targets identified in Table 2, RMDP/SCP TDM Plan Performance Metrics and Targets. Such monitoring includes verification of the installation of infrastructure components, payment of subsidies, and implementation of the various programs and services identified in this TDM plan. Progress will be monitored as identified in Table 2 to ensure that program goals are met and to inform the implementation of TDM strategies going forward.

Progress towards meeting the identified targets will be tracked via the following data collection mechanisms:

- Field verification: Field verification primarily will be used to verify installation of infrastructure components such as the Pedestrian Network, Traffic Calming, NEV travel network, Mobility Hubs, and Bikeshare Network. The field verification will be performed by the TMO or equivalent entity.

- Resident Surveys: The TMO or equivalent entity will track program participation and conduct resident surveys as needed to track the following metrics:
    - Percentage of workforce residents participating in an alternative work schedule;
    - Percentage of students arriving at school via public transit or non-motorized modes;
    - Percentage of households with a carshare membership;
    - Percentage of households with an NEV or E-Bike; and
    - Percentage of below-market households with a subsidized transit pass.

- TMO Reports: The TMO or equivalent entity will prepare an annual report detailing its activities and accomplishments, including the establishment of, and ongoing activities related to:

    - Required Commute Trip Reduction Program; and
    - Tech-enabled Mobility Program.

- Employer Reports/Surveys: Employers will submit an annual report to the TMO, or participate in an annual survey conducted by the TMO, as appropriate, to ensure the following metrics are tracked:
    - Percentage of employees participating in an alternative work schedule;
    - Percentage of employees receiving a discounted transit pass or other alternative transportation subsidy.

Additional methods listed in Table 2 include the review of partnership documents and reports from partnering agencies, and final as-built documents.

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
1	Integrate Affordable and Below Market Rate Housing	Because income has a statistically significant effect on the probability that a commuter will take transit or walk to work, affordable and below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit.	Percentage of deed-restricted, below market housing units	10% of total housing units upon full build-out of the development facilitated by the RMDP/SCP	Review of deed-restricted, below market housing units within the development divided by total number of housing units	Once after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
2	Pedestrian Network	Pedestrian facilities, such as sidewalks, paseos, and trails.	Pedestrian network build-out that provides internal pedestrian facilities and facilities that connect off-site	Full build-out of planned pedestrian network that provides internal and external pedestrian connections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections. These measures include but are not limited to: count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.	Percentage of streets and intersections with a traffic calming improvement	100% of streets and intersections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
4	Transit Network Expansion	Extension of Santa Clarita Transit routes into Valencia.	Extension of transit system coverage throughout RMDP/SCP project area to each village, consistent with the Conceptual Transit Plan (or equivalent)	Extension results in 80% increase in Santa Clarita Transit system network coverage within the RMDP/SCP project area, as compared to the existing coverage provided within the project area	Transit Operator Reports	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
5	Alternative Work Schedules and Telecommute Program (Residential End)	High-speed internet available to residents and marketing efforts by the Transportation Management Organization (or equivalent entity).[8]	Percent of workforce residents participating in an alternative work schedule	10% of workforce residents participating in an alternative work schedule	Resident Surveys/Big Data[9]	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
		Internet speeds	Pre-wired residential access to high-speed internet	Internet Service Provider Reports	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village	
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures, such as ride-sharing, marketing, transit fare subsidy, preferential parking, and/or end-of-trip facilities at larger employers. (This is neither intended to be an inclusive or exclusive list of potential measures.)	Program established with a threshold for participation set such that at least 50% of employees at Valencia are captured in the program	Establishment of a multi-strategy program that includes components such as preferential carpool parking, flexible work schedules for carpools, transit fare subsidies, ridematching, designation of a transportation coordinator, vanpool assistance, and bicycle end-trip facilities	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	Percent of employees participating in an alternative work schedule	10% of employees participating in an alternative work schedule	Employer Report or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
8	School Bus Program	Fully subsidized school bus transit pass to all junior high and high school students	School bus transit passes distributed to Junior High and High School Students	Established as part of the development of each respective village	TMO report	Annually after full build-out of each village	Concurrent with the full build-out of each

[8] When referred to in this table, TMO includes a Transportation Management Organization or an equivalent entity.

[9] Advances in Big Data have increased the data's suitability for measuring mode share. Replica is one example of a tool that uses big data and provides mode share and telework data.

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
		TMO staffs a Safe Routes to School Coordinator position for each Valencia Elementary School to coordinate SRTS programming. Each School District staffs a SRTS Coordinator position (0.25 FTE per district) to coordinate programming on-site, work with the TMO and work with school staff to implement Safe Routes to School.	Percentage of Junior High and High School students arriving at school via bus or non-motorized modes	76% of students	Resident Surveys		respective village
			Staff person hired at TMO	1 FTE	TMO report		
			Staff person hired at each School District	0.25 FTE per district	School Districts report		
			Percentage of Elementary School students walking or biking to school	28% of students	Resident Surveys		
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes or other alternative transportation subsidy for employees whose employer does not participate in the CTR Program.	Fund a transit or alternative transportation subsidy program for 10% of all employees employed at Valencia whose employer does not participate in the CTR Program, at $5.96 subsidy per person per day.	10% of non-CTR Program employees	Employer Reports or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or other.	Provide infrastructure for carshare parking spaces at mobility hubs	Full build-out of supportive carshare network	Final as-built documents	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Carshare provider contracted to serve Valencia	Partnership with carshare provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Membership in carshare program	1% of residents participate in carshare program	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
11	NEV & E-Bike Strategies	Travel network that accommodates NEV & E-Bike use, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies is included in this strategy: NEV subsidies are available to original owners of detached single-family homes and E-Bike subsidies are available to all original homeowners.	NEV travel network build-out	Full build-out of planned NEV travel network	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
			Percent of households with an NEV	20% of single-family households (1,749 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Percent of households with an E-Bike	55% of all households (11,683 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally located within neighborhood and employment centers, consistent with the Conceptual Transit Plan (or equivalent).	Number of small mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare)	4 small mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Number of large mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare, designated park-and-ride spaces)	2 large mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
13	Tech-Enabled Mobility	One-stop website for Valencia transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information, etc. All-in-one Valencia specific transportation app or suite of apps. Similar information and services as on website.	Mobile Application implemented by TMO that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented application	TMO Report	Annual updates and upgrades to application	Full development build-out of each village
			Website implemented by TMO for transportation information that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented website	TMO Report	Annual updates and upgrades to website	Full development build-out of each village
14	Bike/Scootershare	On-site availability of bikeshare bicycles, including standard and E-Bikes or e-scooters in the fleet, throughout the project site with subsidized membership.	Provide infrastructure for up to 15 bikeshare stations/parking areas at mobility hubs and other locations, including 50% E-Bike/E-Scooter composition	Full build-out of planned bike/scootershare network	Field Verification	Once after full build-out of all development facilitated by the RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Third party provider contracted to serve Valencia	Partnership with third party provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
15	Transit Fare Subsidy for Residents	Discounted daily or monthly public transit passes or other alternative transportation subsidy for residents (excluding residents of market-rate properties that do not pay HOA or TMO dues).	Fund subsidized transit pass at $5.96 per day for residents in all households	3,250 subsidies	TMO Report	Annually after full build-out of housing facilitated by RMDP/SCP	Full build-out of housing facilitated by RMDP/SCP

FEHR PEERS

MEMORANDUM

Date: December 16, 2022

To: Alex Herrell, The Newhall Land and Farming Company

From: Tom Gaul & Chelsea Richer, Fehr & Peers

Subject: Quantification of Implementing TDM Strategies

Ref: LA16-2810/LA22-3381

The purpose of this memorandum is to document the VMT reductions associated with expanded transportation demand management (TDM) strategies to implement the School Bus Strategy in the Newhall Ranch TDM Plan in the Final Additional Environmental Analysis by the California Department of Fish & Wildlife (TDM Plan).[1] As background, the TDM Plan includes fifteen strategies designed to maximize VMT reduction opportunities within the facilitated development areas of the RMDP/SCP Project, taking into account the Project location and the types of land uses that would be facilitated by the Project. The estimated total VMT reduction for these 15 strategies was previously determined to be 14.9%. The TDM Plan allows for alternative strategies to be implemented over time that provide an equivalent level of VMT reduction. This memo describes five TDM strategies that are expected to achieve an equivalent level of VMT reduction once implemented and incorporated into the TDM Plan.[2]

In some cases, quantification of these strategies is based on research contained in the California Air Pollution Control Officers Association's 2010 report entitled *Quantifying Greenhouse Gas Mitigation Measures – A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures* (CAPCOA). For some strategies, the creation of a quantification methodology was required, based on a review of available research and documentation.

This implementation memorandum describes the five adjusted and expanded strategies that are incorporated into the TDM Plan and achieve an equivalent level of VMT reduction, as shown below:

[1] Fehr & Peers (2016). RMDP/SCP Transportation Demand Management Plan Evaluation, dated September 7, 2016, published as Appendix 8 of the Final Additional Environmental Analysis, California Department of Fish & Wildlife, SCH No. 2000011025, June 12, 2017.

[2] Valencia Transportation Demand Management Plan, October 2022. Formerly called "Newhall Ranch TDM Plan". "Valencia" in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.

- Strategy 8: School Bus Program
- Strategy 9: Transit Subsidies for Newhall Ranch Employees
- Strategy 11: NEV & E-bike Strategy
- Strategy 14: Bikeshare & Scootershare
- Strategy 15: Transit Subsidies for Newhall Ranch Residents

STRATEGY 8 – SCHOOL BUS PROGRAM

The School Bus Strategy, Strategy 8, will be adjusted in conjunction with additional strategies during implementation as described below to provide an equivalent level of reduction in VMT.

As originally described and quantified in the TDM Plan, Strategy 8 assumes 76% of families in the area covered by the TDM Plan participate in the school bus program across elementary, junior, and senior high schools, which would be free for students to use. During implementation, by partnering with Santa Clarita Transit (SCT), the organization established to implement the TDM Plan will fully subsidize high school and junior high school student school bus fares to implement Strategy 8. SCT currently provides busing services for high school and junior high school students via their public bus service, with fares at $1 per ride, in conjunction with other measures described below.

For the high school and junior high school level, uptake between a school-district operated system and the existing SCT service is expected to be equivalent because Newhall will offer full fare school bus subsidies to all students and coordinate closely with SCT to ensure the routes, stops, and service hours are in line with student needs, including before school and after-school hours. Given potential parent concerns about elementary school students traveling on a public bus system, the SCT system currently does not provide service to elementary school students that would result in equivalent uptake as a district-provided school bus system.

The total number of students anticipated within the area covered by the TDM Plan is 8,778.[3] Of this total, 4,320 would be elementary students, or 49%. Therefore, Newhall could expect to see 51% of the previously-estimated overall VMT reduction for the School Bus Strategy (3.4%) as a result of implementing the SCT program (100% of students less 49% elementary students). This would result in an estimated VMT reduction of 1.7% (51% * 3.4%).

In order to achieve an additional 1.7% VMT reduction for an equivalent level of TDM reduction, a portion will be realized through a strong Safe Routes to School (SRTS) program implemented at the elementary schools. Approximately 22% of elementary school students are expected to live

[3] Data provided by FivePoint on 5/16/19.

within a quarter mile of their school, and would comprise the maximum reasonable "baseline" for students walking and biking to school. Research on the effectiveness of SRTS programs shows that an increase of 25% of students walking or biking could be anticipated as a result of SRTS programming (separate from the effects of physical infrastructure changes) (McDonald, et al, 2014).

As previously described in the TDM Plan evaluation memo, the reduction in school VMT is calculated by multiplying the participation rate – in this case, the 25% marginal increase in walking and biking participation rate attributable to the implementation of the SRTS program – by the number of school weeks divided by the number of total weeks in the year.

> % Reduction in Elementary School VMT = 25% marginal participation rate of families * 22% baseline * (39 school weeks / 52 weeks)

This percent reduction is then applied to the VMT that would be generated by the Project's elementary school-based trips, or 49% of the 5.9% of total annual school VMT, to calculate the reduction to overall project VMT. In total, this results in an additional overall project VMT reduction of 0.1% (25% * 22% * 39/52 * 49% * 5.9%).

Therefore, the combined school bus SCT and SRTS strategies would result in a 1.8% overall VMT reduction. The remaining 1.6% VMT reduction is discussed below.

STRATEGY 9 – TRANSIT SUBSIDIES FOR NEWHALL RANCH EMPLOYEES

The Employee Transit Subsidy, Strategy 9, will be expanded during implementation, as follows. By increasing the amount of subsidy from $2.98 per day to $5.96 per day, while maintaining the assumptions about levels of employee eligibility at 50%, Strategy 9 will achieve an additional 0.3% reduction in VMT, reaching a total of 1.4% for Strategy 9. As described in the evaluation of the TDM Plan, $2.98 equates to between 25%-100% of a round-trip fare on Santa Clarita Transit, depending on the service class selected. Currently, a one-way fare for a local route is $1.00, while a one-way fare for the most expensive commuter route (to Century City and Los Angeles) is $4.00. A $5.96 subsidy per day would cover substantially more of the cost of a round-trip fare on the commuter routes, but not 100%. Employee eligibility cannot be adjusted for this strategy, since 50% of employees are already assumed to have transit pass subsidies provided through Strategy 6.

STRATEGY 11 – NEV & E-BIKE STRATEGY

The E-bike Strategy will be expanded during implementation. In the original TDM Plan, this strategy is considered as a component of the NEV strategy, Strategy 11, with a bifurcated approach to implementation that provides NEV subsidies to single-family households and e-bike subsidies to

multi-family households. During implementation, e-bike subsidies will be provided to all households, at the same value as assumed in the TDM Plan, to achieve an additional 0.4% reduction in VMT, reaching a total of 2.9% for Strategy 11.

STRATEGY 14 – BIKESHARE & SCOOTERSHARE

The Bikeshare Strategy, Strategy 14, will be expanded during implementation. In the original TDM Plan, the effectiveness of the Bikeshare Strategy is based on empirical bikeshare usage data from Los Angeles. Implementation of the strategy assumes a non-electric fleet. Recent research into the implementation of electric bikeshare compared to standard bikeshare indicates a higher level of usage for electric bikeshare, higher rates of mode shift from automobile modes, and lower sensitivity to environmental factors such as weather and air quality (Campbell et al, 2016). In addition, dockless e-bike-based fleets were used between two and three times as frequently as standard pedal bike-based fleets in 2018 (NACTO, 2019). Preliminary research from the Capital Bikeshare system pilot in Washington, D.C., shows that e-bike trips are approximately 20% longer than standard bike trips taken on the same bikeshare system (Sussman, 2018). In recent years, electric dockless scootershare programs have also become a popular iteration of this type of mobility system, with a limited base of literature demonstrating VMT reduction potential (Volker, 2020).

However, not all trips taken on bikeshare or scootershare – whether on e-bikes, e-scooters, or standard bikes – are replacements for vehicle trips; some are entirely new trips. Given this consideration, it is reasonable and conservative to increase the effectiveness of the bikeshare system in reducing VMT by 50% over its previously-estimated levels of effectiveness, if the fleet were comprised of e-bikes in addition to standard bicycles. Making this adjustment to the implementation guidelines in the TDM Plan achieves an additional 0.15% VMT reduction, for a total of 0.5% for Strategy 14.

STRATEGY 15 – TRANSIT SUBSIDIES FOR NEWHALL RANCH RESIDENTS

The Resident Transit Subsidy, Strategy 15, will be expanded during implementation. For Strategy 15, increasing the level of subsidy offered to people who live in below market rate households from $2.98 to $5.96 per day, and adding a transit subsidy benefit for people who live in market rate households at a level of $5.96 per day, will achieve an additional 0.8% reduction in VMT, for a total of 0.9% for Strategy 15.

CONCLUSION

Together, the above implementation adjustments to the TDM Plan achieve an equivalent level of VMT reduction as previously estimated for the TDM Plan. This includes the dampening effects of combining the individual VMT reduction amounts associated with each strategy, as described in the memorandum evaluating the TDM Plan. A total estimated 14.9% VMT reduction will result from the TDM Plan with the above adjustments and additions.

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	Description	Relevant Data	CAPCOA Reference	CAPCOA Reduction Range	CAPCOA VMT Reduction for Trip Type	Reduction to Overall VMT [3]
1	Integrate Affordable and Below Market Rate Housing	Below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing match near transit. Income has a statistically significant effect on the probability that a commuter will take transit or walk to work.	6% of units are below market rate and affordable to an average income of 75% below area median income	LUT-6	0.04%-1.2%	0.2%	0.2%
2	Pedestrian Network	Pedestrian facilities such as sidewalks, paseos, and regional trails.	Within project and connecting off-site	SDT-1	0%-2%	2.0%	2.0%
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections.	100% of streets within project; 100% of intersections within project	SDT-2	0.25%-1%	1.0%	1.0%
4	Transit Network Expansion	Extension of Santa Clarita Transit routes within the RMDP/SCP project area.	80% increase of transit network coverage; 2.3% transit mode share as a % of total daily trips; includes TST-2 [4]	TST-3	0.1%-8.2%	1.3%	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	Highest internet speed available to residents and marketing efforts by the Transportation Management Organization.	10% of employees participating; 1.5 days of telecommuting to jobs outside Newhall Ranch	TRT-6	0.07%-5.5% (commute trips only)	2.2%	0.2%
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures such as ride-sharing, marketing, preferential parking, and end-of-trip facilities. Targets for the program are set and subject to regular performance monitoring and reporting.	50% of employees eligible (participating); includes TRT-3, TRT-5, TRT-7, TRT-8	TRT-2	4.2%-21% (commute trips only)	10.5%	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	10% of employees participating; 4/40 plan	TRT-6	0.07%-5.5% (commute trips	1.5%	0.2%
8	School Bus Program	Implement modified school bus program: 51% of students (junior and senior high school level) taking SCT service with fully-subsidized pass.	76% of families with students in junior or senior high school use SCT Program	TRT-13 (mod)	38%-63% (school trips only)	57.0%	1.7%
		Implement modified school bus program: 49% of students (elementary level) participating in a Safe Routes to School program to encourage greater walking/biking.	30.5% of families with students in elementary school walk/bike to school	N/A	25% (school trips only)[5]	4.1%	0.1%
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes for employees.	50% of employees eligible at $5.96/day subsidy	TRT-4	0.3%-20% (commute trips	10.0%	1.4%
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or a Newhall Ranch-specific fleet.	Suburban setting	TRT-9	0.4%-0.7%	0.4%	0.4%
11	NEV & Electric Bicycle (E-Bike) Strategy	Travel network that accommodates use of NEVs and e-bikes, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies are included in this strategy.	1 NEV per 5 single-family residences; plus 1 e-bike per residence.	SDT-3 (NEVs only)	0.5%-12.7%	2.9%	2.9%
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, car share, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally-located within each neighborhood and employment center.	Contributes to increased uptake of all strategies; co-located with electric vehicle charging stations	N/A	0%-0.5%[6]	0.3%	0.3%

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	Description	Relevant Data	CAPCOA Reference	CAPCOA Reduction Range	CAPCOA VMT Reduction for Trip Type	Reduction to Overall VMT [3]
13	Tech-Enabled Mobility	One-stop website for Newhall Ranch transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, car share), traffic information, etc. All-in-one Newhall Ranch specific transportation app or suite of apps. Similar information and services as on website.	Smart-phone apps and online resource centers contribute to increased uptake of all strategies	N/A	1%-2.5%[6]	1.5%	1.5%
14	Bikeshare & Scootershare	On-site availability of bikeshare bicycles throughout the project site, with a mixed fleet of standard and electric bicycles as well as e-scooters.	Minimal impact when implemented alone, but with other strategies can further enhance VMT reduction	TRT-12	0.2%-0.5%[6]	0.5%	0.5%
15	Transit Fare Subsidy for Residents	Discounted public transit passes to all households.	Increases transit mode share for external home-work productions.	N/A	N/A	10.0%	0.9%
Overall Global VMT Reduction							**14.9%[7]**

Notes
1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
7. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).

Table 2
Calculations to Support the Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT [3]
				(A)	(B)	(C)	(D)	(E)	(F)=(A)*(B)*(C)*(D)*(E)
1	Integrate Below Market Rate Housing Affordable to an Average Income of 75% Below Area Median Income	LUT-6	0.04%-1.2%	4% Initial CAPCOA Reduction	6% BMR & Low-Income Housing	-	-	-	0.2%
2	Pedestrian Network	SDT-1	0%-2%			(Calculation N/A)			2.0%
3	Traffic Calming	SDT-2	0.25%-1%			(Calculation N/A)			1.0%
4	Transit Network Expansion	TST-3	0.1%-8.2%	80% Coverage	1.01 Elasticity of Transit (CAPCOA)	2.3% Transit Modeshare[4]	0.67 Adjustment Factor (CAPCOA)	-	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	TRT-6	0.07%-5.5% (commute trips only)	2.2% CAPCOA Reduction (given 10% participation; 1.5 days tele-commuting)	11% of VMT (home-based work productions)	78% of work trips external to Newhall Ranch	-	-	0.2%
6	Required Commute Trip Reduction Program (includes creation of TMO)	TRT-2	4.2%-21% (commute trips only)	50% Employees eligible	21% reduction in vehicle mode share (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	TRT-6	0.07%-5.5% (commute trips only)	1.5% CAPCOA Reduction (given 10% participation; 4/40 alternative work schedule)	14% of VMT (home-based work attractions)	-	-	-	0.2%
8	School Bus Program	TRT-13	38%-63% (school trips only)	76% participation rate	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	51% of students (junior and senior high school level)	-	1.7%
		N/A	25% (school trips only)[5]	22% (students within walking distance)	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	49% of students (elementary school level)	-	0.1%
9	Transit Fare Subsidy for Employees	TRT-4	0.3%-20% (commute trips only)	50% Employees eligible	20% reduction in commute VMT (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.4%
10	Carshare Program	TRT-9	0.4%-0.7%	37% reduction in carshare member VMT (CAPCOA)	20 carshare members/shared car	1 shared car/2000 suburban residents	90% Market rate households; 10% Below Market Rate Households	-	0.4%

Table 2
Calculations to Support the Strategies in the Recommended TDM Plan for the RMDP/SCP Project [1,2]

Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT [3]
				(A)	(B)	(C)	(D)	(E)	(F)=(A)*(B)*(C)*(D)*(E)
11	NEV Strategy for Single-Family Residences	SDT-3	0.5%-12.7%	1 / 5 Single-Family HH with an NEV	12.7% VMT reduction (CAPCOA)	-	-	-	2.9%[6]
	E-Bike Strategy for All Residences	N/A	6%-15%[7]			(Calculation N/A)			
12	Mobility Hubs	N/A	0%-0.5%[7]			(Calculation N/A)			0.3%
13	Tech-Enabled Mobility	N/A	1%-2.5%[7]			(Calculation N/A)			1.5%
14	Bikeshare & Scootershare	TRT-12	0.2%-0.5%[7]			(Calculation N/A)			0.5%
15	Transit Fare Subsidy for Residents	N/A	N/A	50% Participation	20% reduction in commute VMT (CAPCOA)	11% of VMT (home-based productions)	78% of work trips external to Newhall Ranch	-	0.9%
Overall Global VMT Reduction									**14.9%[8]**

Notes
1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. This reflects the combined effectiveness of the NEV component for single-family residences and the e-bike component for all residences.
7. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
8. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).

Table 4-13 Entrada South Area 2030 Cumulative Conditions Roadway Improvements for Site Access

Location	Jurisdiction	Roadway Improvements
300. Commerce Center & Navigation/ Entrada South	County	North-leg – modify the raised median to provide the following lane: - One left-turn lane South-leg – restripe the 3rd through lane to provide the following lane: - One shared through/right-turn lane East-leg – construct for project access with the following westbound lanes: - One left-turn lane - One through lane - One right-turn lane West-leg – restripe the eastbound approach to provide the following lanes: - One left-turn lane - One through lane - One right-turn lane Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
301. "A" St (Entrada South) & Magic Mountain	County	North-leg – construct for project access with the following southbound lanes: - Two left-turn lanes - One through lane - One right-turn lane South-leg – construct for project access with the following northbound lanes: - One left-turn lane - One through lane - One right-turn lane East-leg – restripe approach & modify the raised median to provide the following lanes: - One left-turn lane (median) - One right-turn lane (restripe to drop 4th westbound lane as right-turn lane) West-leg – widen approach & modify the raised median to provide the following lanes: - One left-turn lane (median) - One right-turn lane (construct turn pocket) Traffic Signal – construct new traffic signal
302. North Dwy (Entrada South) & Magic Mountain (Right-turn in/out only)	County	North-leg – construct for project access with the following southbound lane: - One right-turn lane East-leg – restripe the 4th through lane to provide the following lane: - One shared through/right-turn lane
304. Media Center/Entrada South & Magic Mountain	County	North-leg – restripe approach provide the following lane: - One through lane (restripe chevroned lane) South-leg – construct for project access with the following northbound lanes: - One left-turn lane - One through lane - One right-turn lane West-leg – restripe approach provide the following lane: - One right-turn lane (restripe chevroned lane) Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
305. Westridge & "OO" St/ "B" Dr (Entrada South)	County	North-leg – modify the raised median to provide the following lane: - One left-turn lane South-leg – restripe the 2nd through lane to provide the following lane: - One shared through/right-turn lane East-leg – construct for project access with the following westbound lanes: - One left-turn lane - One shared through/right-turn lane West-leg – restripe the right-turn lane to provide the following lane: - One shared through/right-turn lane Traffic Signal – modify traffic signal as needed to accommodate new lane configurations

306. The Old Road & North Dwy (Entrada South) (Right-turn in/out only)	County	North-leg – restripe the 3rd through lane to provide the following lane: - One shared through/right-turn lane West-leg – construct for project access with the following eastbound lane: - One right-turn lane
307. The Old Road & Shopping Center/South Dwy (Entrada South)	County	North-leg – restripe approach provide the following lane: - One right-turn lane East-leg – restripe the right-turn lane to provide the following lane: - One shared through/right-turn lane West-leg – construct for project access with the following eastbound lanes: - One left-turn lane - One shared through/right-turn lane Traffic Signal – modify traffic signal as needed to accommodate new lane configurations

Valencia Commerce Center Area

For 2030 cumulative conditions, certain roadway improvements are required to provide site access and are listed in Table 4-14. These improvements are consistent with the ultimate roadway configurations identified in the Westside Santa Clarita Valley Roadway Phasing Analysis. Table 4-15 lists the recommended corrective actions that would address the negative effects identified under this scenario. When implemented, the identified improvements would offset the Modified Project's negative effects to acceptable levels under this scenario, as shown in Table 4-16.

Table 4-14 VCC Area 2030 Cumulative Conditions Roadway Improvements for Site Access

Location	Jurisdiction	Roadway Improvements
85. Commerce Center & Franklin	County	North-leg – restripe approach provide the following lanes: - Two left-turn lanes (restripe chevroned median) South-leg – restripe approach provide the following lanes: - Two left-turn lanes (restripe chevroned lane) East-leg – construct for project access with the following westbound lanes: - Two left-turn lanes - One through lane - One right-turn lane West-leg – restripe approach provide the following lanes: - One left-turn lane (restripe median) - One shared through/right-turn lane (restripe left-turn lane) - One right-turn lane (existing) Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
206. Commerce Center & Harrison Pkwy	County	North-leg – restripe approach provide the following lane: - One left-turn lane (restripe chevroned median) South-leg – restripe approach provide the following lanes: - One right-turn lane (restripe chevroned lane) East-leg – construct for project access with the following westbound lanes: - One left-turn lane - One through lane - One right-turn lane West-leg – restripe approach provide the following lanes: - One shared through/right-turn lane (restripe right-turn lane) - One right-turn lane (existing) Traffic Signal – modify traffic signal as needed to accommodate new lane configurations
404. Hancock & Turnberry	County	North-leg – restripe approach provide the following lanes: - One left-turn lane - One through lane

		South-leg – restripe approach provide the following lanes: - One through lane - One right-turn lane East-leg – restripe approach provide the following lanes: - One left-turn lane - One right-turn lane

Table 4-15 VCC Area 2030 Cumulative Conditions Roadway Improvements to Offset Negative Effects

Location	Jurisdiction	Roadway Improvements
402. The Old Road & Turnberry	County	Construct traffic signal

Table 4-16 VCC Area LOS Summary – 2030 Cumulative Conditions with Roadway Improvements to Offset Negative Effects

	2030 Cumulative with Modified Project and Roadway Improvements				Net Change with Roadway Improvements	
	AM Peak Hour		PM Peak Hour			
Location	Delay	LOS	Delay	LOS	AM	PM
402. The Old Road & Turnberry	23.2	C	7.5	A	-65.1	-7.9
Delay = vehicle delay (seconds/vehicle) Signal Delay represents average vehicle delay for intersection Stop Delay represents movement with highest average delay						

4.5.2 Queue Length Analysis

At each intersection where the Modified Project would be constructing improvements, turn pocket queue length analysis was performed to ensure that adequate space for turning traffic is anticipated and future improvements are not needed. Queue length analysis was conducted using SimTraffic software and 2030 cumulative conditions traffic volumes. Table 4-17 and Table 4-18 provide a summary of 95th percentile turn pocket queues and recommended turn pocket lengths for the Entrada South area and the VCC area, respectively. For existing locations, the existing turn pocket length is reported and for new construction, the recommended turn pocket length is provided. 95th percentile queues shown are the longest recorded in either the AM or PM peak hour of traffic.

At one existing location in the Entrada South area, the westbound left-turn lane at the Media Center Lane/Magic Mountain Parkway intersection, the forecast future queue length exceeds the length of an existing turn pocket by approximately 21 feet. At one existing location in the Valencia Commerce Center area, the northbound left-turn lane at The Old Road/Turnberry Lane intersection, the forecast future queue length exceeds the length of an existing turn pocket by approximately 51 feet. Modifications to lengthen these two turn pockets as feasible to accommodate the future queue length are recommended. Each of these locations are on a County roadway and would not affect a State highway. Detailed queuing analysis data sheets are provided in Appendix C.

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT/PARCEL MAP NO.: 18108 **TENTATIVE MAP DATED 01-15-2025**
EXHIBIT "A" MAP DATED 01-15-2025

1. The subdivider shall comply with the conditions and mitigation measures as identified attached "Hydraulic Outlet Study for the Hancock Parkway Pump Station and Conditions and Mitigation Measures for PM18108 in the Los Angeles County", approved 5/20/2025, to the satisfaction of Public Works.

2. The subdivider shall comply with the mitigation measures as identified in the approved sewer area study (PC 12077AS , approved 6/17/2025) to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after the date of approval of the study. After this period, an update of the area study shall be recertified if determined to be warranted by Public Works. If the sewerage system is found to have insufficient capacity, an upgrade of the proposed and existing sewerage system shall be required to the satisfaction of Public Works

Prepared by Thong Ngov TN Phone (626) 458-4921 Date 06-18-2025

This sewer facility outlet feasibility study has been reviewed and approved by Los Angeles County Public Works.

Plan Case No. ESTU2022000625

Date Approved: 5/20/2025

Approver: James Chon

HYDRAULIC OUTLET STUDY FOR THE HANCOCK PARKWAY PUMP STATION AND CONDITIONS AND MITIGATION MEASURES FOR PM18108 IN THE COUNTY OF LOS ANGELES

May 20, 2025

Prepared for:
Los Angeles County Department of Public Works
Sewer Maintenance Division

Prepared by:
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TABLE OF CONTENTS

PAGE NO.

BACKGROUND INFORMATION 1
PROPOSED DEVELOPMENT AND FLOWS 6
HANCOCK PARKWAY PUMP STATION IMPROVEMENTS 7
CONDITIONS AND MITIGATION MEASURES FOR PM18108 9

APPENDICES

APPENDIX A – PLANNING FACTOR BASED FLOW CALCULATIONS
APPENDIX B – 2022 FLOW MONITORING OF GRAVITY SEWERS
APPENDIX C – 2019 FLOW EVALUATION USING WET WELL DATA
APPENDIX D – PUMP STATION FLOW COMPARISONS
APPENDIX E – PROPOSED IMPROVEMENTS
APPENDIX F – EXISTING AND PROPOSED DEVELOPMENT DETAIL

SECTION 1
BACKGROUND INFORMATION

A gravity outlet is not presently available to serve the proposed TM18108. As such, the existing Hancock Parkway Pump Station will serve as the outlet until future, downstream, regional facilities are constructed.

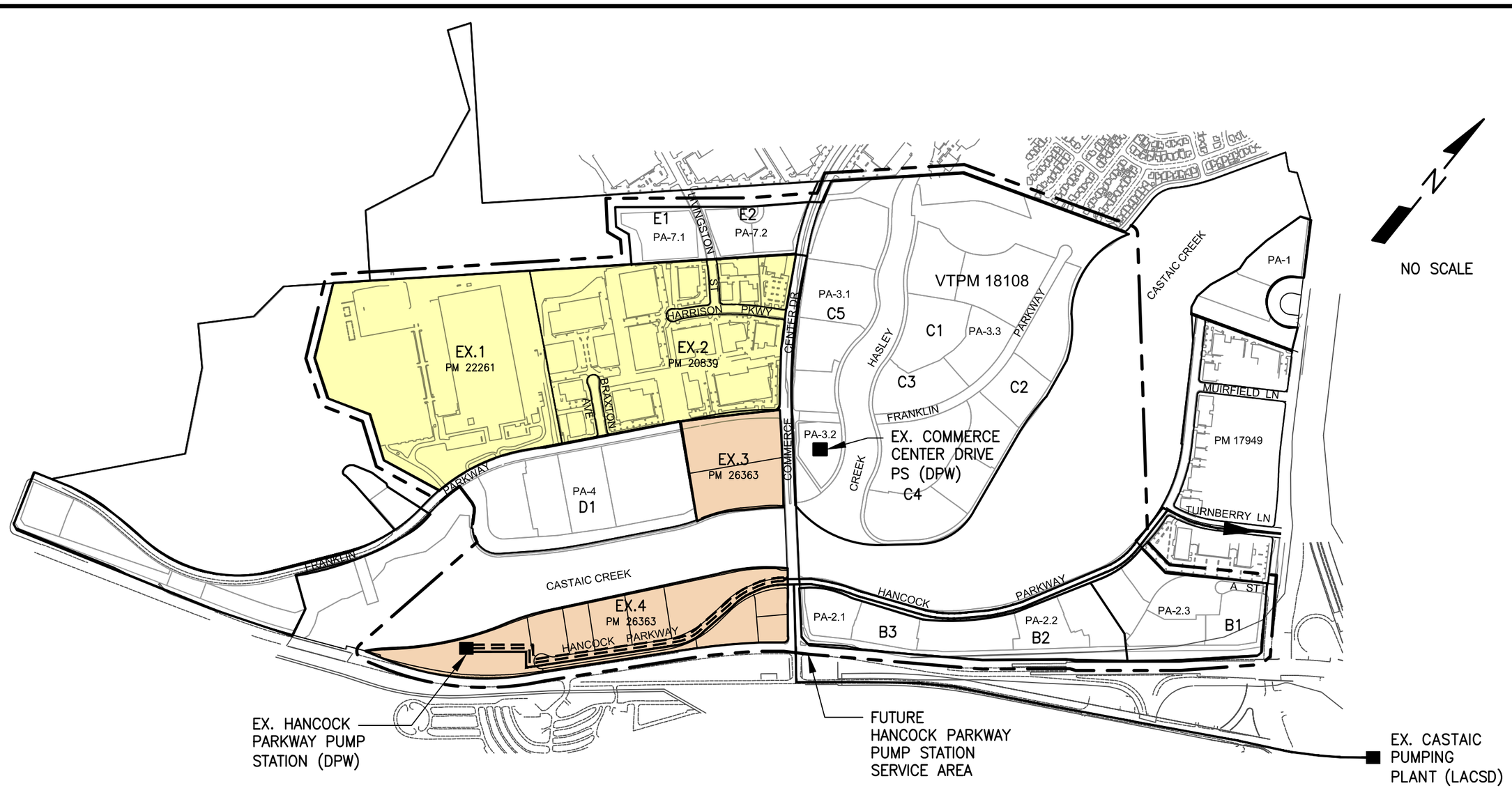
Hancock Parkway Pump Station

Hancock Parkway PS has three (3) pumps and two (2) force mains. DPW Standards require 2 standby pumps and 1 standby force main. Thus, 1 pump and 1 force main must be able to pump the Design Flow. The existing Design Flow is 150% of the Peak Flow, thus each of the three existing pumps at Hancock Parkway Pump Station is capable of pumping 710 gpm (PM 26363 DPW Peak Flow of 473 gpm*1.5 = 710 gpm). 473 gpm is based on the acre-based generation rate of 0.021 cfs/acre and is consistent with the PM 26363 Approved Sewer Area Study (SAS). Additionally, the station has 2 hours of Emergency Storage at Peak Flow 473 gpm * 2 hours * 60 min/hour = 56,760 gallons.

Commerce Center Drive Pump Station – The Commerce Center Drive Pump Station was designed and constructed to serve PM22261 (Study Area EX.1) and PM20839 (EX.2). Improvements made in upstream gravity sewers during construction of PM26363 (EX.3 and EX.4) allow for gravity flows to bypass the Commerce Center Drive Pump Station. These improvements, made at the request of operations staff, consisted of installing a berm within the pump station gravity influent line providing start-up flows for the Hancock Parkway Pump Station. As such, presently, flows from PM22261 (EX.1), PM20839 (EX.2), and PM26363 (EX.3 and EX.4) all flow directly into the existing Hancock Parkway Pump Station and are then pumped to the existing Commerce Center Drive Pump Station.

Service Area

Figure 1 depicts the location and service area for the Hancock Parkway Pump Station as well as the nearby Commerce Center Drive Pump Station.



LEGEND

EX. COMMERCE CENTER DRIVE PS SERVICE AREA

EX. HANCOCK PARKWAY PS SERVICE AREA

C5 SEWER AREA STUDY PLANNING AREA

FIGURE 1

HANCOCK PARKWAY PUMP STATION SERVICE AREA

HANCOCK PARKWAY PUMP STATION HYDRAULIC OUTLET STUDY

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CONSULTING ENGINEERS
(760) 438-4422

\\ARTIC\DWG\721470\REPORT\HPY_FIGURE-1_HANCOCKPSSERVICEAREA.DWG 4/13/2023 11:05:13 AM LAYOUT:11x17 USER:William

PM22261 (EX.1) and PM20839 (EX.2) are built out with the exception of one lot along Franklin Parkway. The majority of PM26363 (EX.3 & EX.4) is constructed and occupied, with only one area remaining to be developed. Presently, flows from PM22261 (EX.1), PM20839 (EX.2), and PM26363 (EX.3 & EX.4) all flow directly into Hancock Parkway Pump Station which are then pumped to the existing Commerce Center Drive Pump Station. As such, at the present time, the existing Hancock Parkway Pump Station is serving (1) the 1,182 gpm planning Peak Flow from the 22261 and 20839 tracts as well as (2) the 473 gpm planning Peak Flow from 26363. For illustrative purposes, if it is assumed that the vacant parcels represent 5%, the Hancock Parkway Pump Station (designed to serve a planning Peak Flow of 473 gpm) is presently serving a planning Peak Flow of approximately 1,570 gpm. See Appendix A for the detailed planning Peak Flow calculations.

Existing Flows

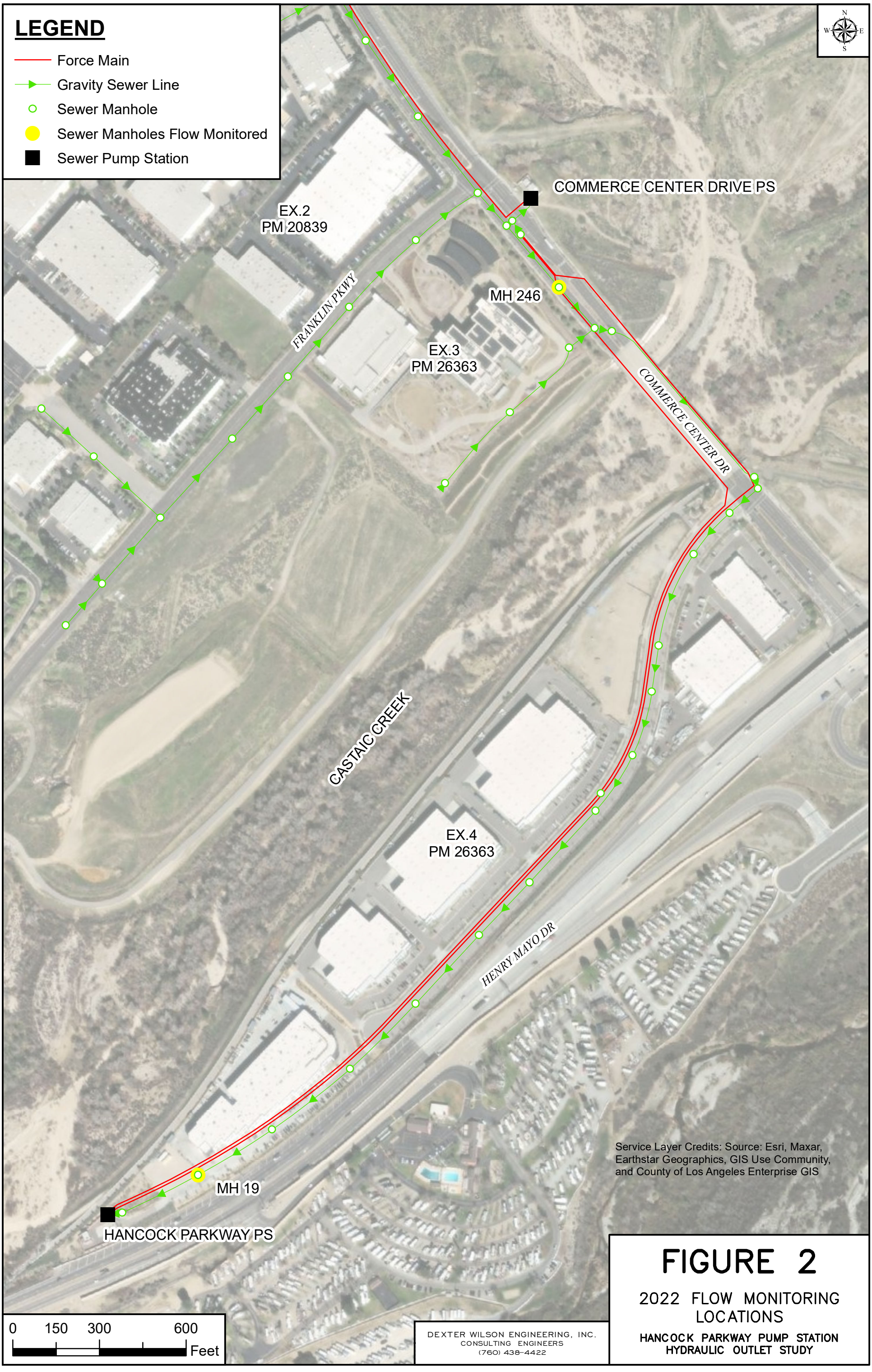
Table 1 summarizes those existing planning areas which are tributary to the Hancock Parkway Pump Station. Figure 2 illustrates the location of recent flow monitoring activities in VCC which is summarized in Table 1 below.

TABLE 1
EXISTING FLOWS TO
HANCOCK PARKWAY PUMP STATION

Planning Area	Parcel Map	Peak Flow*, gpm
EX.1	22261	49.05
EX.2	20839	
EX.3	26363	
EX.4	26363	
TOTAL	**--**	**49.05**

*Measured as described in Appendix B.

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FIGURE 2

2022 FLOW MONITORING LOCATIONS

HANCOCK PARKWAY PUMP STATION HYDRAULIC OUTLET STUDY

SECTION 2
PROPOSED DEVELOPMENT AND FLOWS

For the areas tributary to Hancock Parkway Pump Station, Table 2 summarizes the estimated sewage generation based on DPW cfs/acre planning factors. Additional planning flow information is provided in Appendix D for reference. The required Pump Station Design Flow necessary to serve the Existing and Proposed flows is also provided in this table.

TABLE 2
EXISTING AND PROPOSED FLOWS TO
HANCOCK PARKWAY PUMP STATION

Planning Area	Acres	Coefficient, cfs/ac	Peak Flow[1], cfs	Peak Flow[1], gpm	Design Flow[2], gpm
EX. 1	59.50	0.021	0.109	49	74
EX. 2	65.93	0.021			
EX. 3	13.80	0.021			
EX. 4	36.40	0.021			
Subtotal	175.63	—	0.109	49	74
EX. 2 (V-1)	2.21	0.021	0.047	21	31
EX. 4 (V-2)	2.47	0.021	0.052	23	35
EX. 4 (V-3)	1.04	0.021	0.022	10	15
Subtotal	181.35	—	0.230	103	155
Pro. 4 (D1)	27.13	0.015	0.407	183	274
Subtotal	208.48	—	0.636	286	428
Pro. 2.1 (B3)	13.25	0.015	0.199	89	134
Pro. 2.2 (B2)	10.48	0.015	0.157	71	106
Pro. 2.3 (B1)	17.43	0.015	0.261	117	176
Subtotal	249.64	—	1.254	563	844
Pro. 3.1 (C5)	19.06	0.015	0.286	128	192
Pro. 3.2 (C6)	2.55	0.015	0.038	17	26
Pro. 3.3 a/b (C1/C2)	24.12	0.021	0.507	227	341
Pro. 3.3 c/d (C3/C4)	20.96	0.015	0.314	141	212
Subtotal	316.33	—	2.399	1,077	1,615
Pro. 7.1 (E1)	4.87	0.021	0.102	46	69
Pro. 7.2 (E2)	6.09	0.021	0.128	57	86
Total	**327.29**	**—**	**2.629**	**1,180**	**1,770**

EX. = Existing, Pro. = Proposed.
[1] Measured, where available, as described in Appendix B.
[2] Pump station Design Flow equals Peak Flow * 1.5. Can be substituted with Peak Wet Weather Flow (PWWF) data, if available.
Note: This table is Table 4 in Appendix D.

SECTION 3
HANCOCK PARKWAY PUMP STATION IMPROVEMENTS

Hancock Parkway Pump Station has three (3) pumps and two (2) force mains. DPW Standards require 2 standby pumps and 1 standby force main. Thus, 1 pump and 1 force main must be able to pump the design flow. The Design Flow is 150% of the Peak Flow, thus each of the three existing pumps are capable of pumping 710 gpm (PM26363 DPW Peak Flow of 473 gpm*1.5 = 710 gpm).

Phasing Plan

This section details the Hancock Parkway Pump Station improvements that are required to accommodate all the flows provided in Table 2. The specific improvements required are listed in Table 3 and include additional emergency storage, new force mains, new gravity sewer, electrical upgrades, and mechanical upgrades. Exhibit E.1 in Appendix E shows expansion area for the emergency storage. Exhibit E.2 shows the location of the force mains and gravity line.

Immediately upstream of the Hancock Parkway Pump Station is a gravity sewer line constructed in anticipation of a future regional gravity sewer in SR126 which would allow the Hancock Parkway Pump Station to be taken offline. The downstream infrastructure has not yet been constructed which is why the Hancock Parkway Pump Station remains in service to pump wastewater from the VCC area to the treatment plant. In the future, depending on the timing of development in the VCC area versus the timing of the downstream gravity sewer, the scope of improvements to Hancock Parkway Pump Station itself could be reduced or the pump station could be eliminated altogether.

TABLE 3
EXPANSION OF HANCOCK PARKWAY PS TO ACCOMMODATE VCC DEVELOPMENT

<table>
<tr><td colspan="2"><u>Emergency Storage Upgrade</u>
1,159 gpm x 2 hours = 139,080 gallons
Existing storage is 9.5 ft x 832 sq ft = 59,121 gallons
New storage = 82,500 gallons or overflow to SR-126</td></tr>
<tr><td><u>Force Main Option #1</u></td><td><u>Force Main Option #2</u></td></tr>
<tr><td><u>Extend Dual 8” Force Main</u>
Length = 3,700 ft
<u>Second 12” Force Main</u>
Length = 6,900 ft
<u>New 18” Gravity in Turnberry Ln</u>
Length = 1,300 ft</td><td><u>Extend Dual 8” Force Main</u>
Length = 5,400 ft
<u>Second 12” Force Main</u>
Length = 8,900 ft</td></tr>
<tr><td colspan="2"><u>Upgrades at Pump Station</u>
Electrical – New MCC and upsize generator
Mechanical – New pumps and piping
Expand and split wet well</td></tr>
</table>

SECTION 4
CONDITIONS AND MITIGATION MEASURES FOR PM18108

Below are the proposed sewer conditions for TPM18108 (VCC). In summary, both the Commerce Center Drive Pump Station (CCPS) and Hancock Parkway Pump Station (HPS) will remain in service to allow for development to proceed. With future realignment of the HPS force mains, the County may elect to minimize operation of the CCPS (or place the station in emergency use mode only) or the pump station could be fully abandoned at some point in the future. County SMD may elect to divert flows from CCPS to HPS; however, CCPS will be retained as an emergency backup and the capacity of CCPS will be made available for development. When needed, alternative designs/improvements of gravity outlet solutions and/or force main alignments may be prepared to the satisfaction of Public Works.

1. Subdivider shall provide the design plans and calculations for expansion of the HPS to serve PM18108 (which may be done in phases) as stipulated below for review and approval to the satisfaction of Public Works (PW).

2. Subdivider to provide proof of sufficient easements, as needed, for all proposed improvements associated with the sewer pump system in VCC, including offsite improvements prior to PM18108 approval.

3. Prior to the 1st Building Permit Issuance:

    a. For PA-4 or PA-7 or first Unit Phase Map of PM 18108, initiate construction of the CCPS dual force main.

    OR

    b. As an alternative to (a), reroute HPS dual force main discharge from HPS to a new gravity discharge location acceptable to PW (including any necessary modifications to the existing HPS to handle diversion).

4. Reroute HPS dual force discharge through PA-2 to Turnberry Lane (or approved alternate alignment) when PA-2 is developed (including any necessary modifications to the existing HPS to handle diversion) to the satisfaction of PW.

5. Prior to recordation of each Unit Phase Map for PM 18108 tributary to HPS , subdivider for VCC shall provide improvement plans and associated bonds for the upgrade of the HPS including associated force mains necessary to serve the planning flows (County Code planning coefficients) for each Unit Phase for PM 18108 to the satisfaction of PW.

a. Design of the phased HPS improvements will be incremental and strategic in order to maximize the use of the existing pump station components and in consideration that the long-term PW goal is to abandon this pump station. Construction plans shall ensure that uninterrupted services will be maintained at the HPS throughout construction. The incremental phasing shall be subject to PW approval.

6. Phasing of HPS improvements to accommodate developments may occur and is subject to the Flow Monitoring Scheme below.

    a. The Flow Monitoring Scheme shall include the following:

        i. Prior to the 1st Building Permit of PA-4, PA-7, or PM18108, initiate construction of manhole modifications and permanent meter per Attachment A of the Implementation requirements (excerpt below).

ATTACHMENT A

FLOW MONITORING REQUIREMENTS

Flow Monitoring shall include the following per DPW written comments prior to 1st Building Permit, of either PA-4, PA-7, or 18108:

a. Perform flow monitoring at selected manhole locations that will best represent the actual flows condition of the entire sewershed at any given point. To have good represented flow data, applicant will need to modify the overflow manhole at Commerce Center PS to assure all flow is diverted to Hancock PS and install ongoing influent flow monitoring at Hancock PS.

b. Provide continuous flow monitoring at minimum 15-minute increments or shorter and submit biweekly (or quarterly, if determined adequate) reports signed and certified by licensed Civil Engineer to the County for approval at the applicant's cost. The applicant will also cover all costs for County staffs' time associated with the review and approval of the data.

    b. Implement the following to upgrade the existing sewer system:

        i. At the actual 15-minute peak flow reaching 190 gallons per minute (gpm), no additional building permits will be issued until the following occurs:

            1. The improvement plans and associated bonds for the expansion of the existing HPS to accommodate planned flows (PA-4, PA-7, or each Unit Phase Map of PM 18108, whichever occur first) are approved to PW satisfaction. The plans shall include the following:

                a. The expansion of HPS to accommodate the planned flows. and routing of discharge through PA-2 to Turnberry Lane or approved alternate alignment.

b. Construction plans shall ensure that uninterrupted services will be maintained at the HPS throughout construction. Subdivider will be responsible for all costs related to temporary/construction systems necessary to accommodate construction.

c. Bonds under this phased approach may replace bonds contemplated under 5. subject to PW approval.

ii. At the actual 15-minute peak flow reaching 330 gpm, no additional building permits will be issued until the following occurs:

1. Construct forcemains to Turnberry Lane or approved alternate including the construction of any necessary expansion to the HPS to PW satisfaction.

iii. After the initial upgrade of HPS and each subsequent phase, no additional building permits will be issued until the following occurs:

1. Construct a phased upgrade to HPS when the actual 15-minute peak flow reaches 70% of design capacity.

7. Independent of the Flow Monitoring Scheme, prior to the issuance of the first building permit for the Final Unit Phase of PM18108:

a. Construct forcemains to Turnberry Lane or approved alternate including the construction of any necessary expansion to the HPS to PW satisfaction.

b. Design and bond for either:

i. The ultimate HPS such that it remains the only pump station to accommodate planned flows for the tributary area per PW satisfaction.

OR

ii. Gravity sewer outlet including decommissioning of CCPS and HPS to the satisfaction of PW.

8. All required bonds are to be held and updated every two years until the ultimate HPS (buildout of PM18108) is constructed to PW satisfaction.

9. If a gravity sewer outlet has not been identified and implemented, Subdivider will continue to monitor actual flow monitoring system and after 10 years of issuance of the building permits for the last Unit Phase Map of PM 18108, assess the need for the construction of the ultimate HPS or phase thereof, and construct the ultimate HPS or phase thereof if the actual flow reaches the capacity of the improved HPS system to the satisfaction of PW.

10. Upon implementation of an alternate downstream gravity solution, the CPS and HPS shall be decommissioned by the subdivider and easements shall be quitclaimed by the County to the landowner.

APPENDIX A

PLANNING FACTOR BASED FLOW CALCULATIONS

Table A-1 summarizes the Existing Planning Peak Flows which are tributary to each pump station in the VCC area, as well as the combined total Planning Peak Flow to both stations.

TABLE A-1
SUMMARY OF PLANNING PEAK FLOWS
(EXISTING ONLY)

Area	Acres	Coefficient, cfs/acre	Peak Flow	
			cfs	gpm
PM 22261 (Existing)	59.5	0.021	1.250	561
PM 20839 (Existing)	65.93	0.021	1.385	621
Planning Flow to Comm. Center Dr PS	*125.43*	--	*2.635*	*1,182*
PM 26363 (Existing)	50.2	0.021	1.054	473
Planning Flow to Hancock Parkway PS	*50.2*	--	*1.054*	*473*
TOTAL EXISTING PEAK FLOW (PLANNING FACTOR BASED)	**175.63**	**--**	**3.689**	**1,655**

See Table A-2 for additional detail.

TABLE A-2
VCC Projected Flow Summary

SEWER GENERATION OVERVIEW, VTM 18108 + FUTURE

Hunsaker February 2023 SAS						*DWE Analysis*										
Planning Area		**Lot Area (Acres)**	**Developable Area (Acres)**	**Sewer Flows (cfs)**	**Ult. Discharge Location**	**Land Use**	**DPW Peak Flow Factor, cfs/acre**	**Q By Zoning DPW Peak Flow, cfs**	**DPW Avg Flow Factor, cfs/acre**	**DPW Avg. Flow, cfs**		**LACSD Peak Flow Factor, cfs/acre**	**LACSD Peak Flow, cfs**	**LACSD Avg. Flow, cfs**	**DPW Peak Service Area Flow, gpm**	**LACSD Peak Service Area Flow, gpm**
1		-	9.62	0.144	SCVSD	Commercial	0.015	0.144	0.006	0.058		0.010	0.096	0.026	65	43
Subtotal		**-**	**9.62**	**0.144**				**0.144**		**0.058**			**0.096**	**0.026**	**65**	**43**
2.1 (B3)		-	13.25	0.199	Hancock	Commercial	0.015	0.199	0.006	0.080		0.010	0.133	0.037	89	59
2.2 (B2)		-	10.48	0.157	Hancock	Commercial	0.015	0.157	0.006	0.063		0.010	0.105	0.028	71	47
2.3 (B1)		-	17.43	0.262	Hancock	Commercial	0.015	0.262	0.006	0.105		0.010	0.174	0.050	118	78
Subtotal		**-**	**41.16**	**0.618**				**0.618**		**0.247**			**0.412**	**0.114**	**277**	**185**
3.1 (C5)		-	19.06	0.286	Hancock	Commercial	0.015	0.286	0.006	0.114		0.010	0.191	0.055	128	86
3.2 (C6)		-	2.55	0.038	Hancock	Commercial	0.015	0.038	0.006	0.015		0.010	0.026	0.006	17	11
3.3a/b (C1/C2)		-	24.12	0.507	Hancock	Industrial	0.021	0.507	0.008	0.203		0.010	0.241	0.071	227	108
3.3c/d (C3/C4)		-	20.96	0.314	Hancock	Commercial	0.015	0.314	0.006	0.126		0.010	0.210	0.061	141	94
Subtotal		**-**	**66.69**	**1.15**				**1.145**		**0.458**			**0.667**	**0.192**	**514**	**299**
TOTAL VTM10108			*117.47*	*1.91*				*1.91*		*0.76*						
4 (D1)	*		27.13	0.407	Hancock	Commercial	0.015	0.407	0.006	0.163		0.010	0.271	0.081	183	122
Subtotal		**-**	**27.13**	**0.407**				**0.407**		**0.163**			**0.271**	**0.081**	**183**	**122**
5.1	*		1.83	0.027	NRSD	Commercial	0.015	0.027	0.006	0.011		0.010	0.018	0.004	12	8
5.2	*		2.74	0.041	NRSD	Commercial	0.015	0.041	0.006	0.016		0.010	0.027	0.006	18	12
Subtotal		-	**4.57**	**0.069**				**0.069**		**0.027**			**0.046**	**0.011**	**31**	**21**
5.3/6	*		7.42	0.156	NRSD	Industrial	0.021	0.156	0.008	0.062		0.010	0.074	0.019	70	33
Subtotal		-	**7.42**	**0.156**				**0.156**		**0.062**			**0.074**	**0.019**	**70**	**33**
7.1 (E1)	*		4.87	0.102	Hancock	Industrial	0.021	0.102	0.008	0.041		0.010	0.049	0.012	46	22
7.2 (E2)	*		6.09	0.128	Hancock	Industrial	0.021	0.128	0.008	0.051		0.010	0.061	0.016	57	27
Subtotal		**-**	**10.96**	**0.230**				**0.230**		**0.092**			**0.110**	**0.028**	**103**	**49**
Total		**-**	**167.55**	**2.768**				**2.769**		**1.108**			**1.676**	**0.471**	**1,243**	**752**
								2.400	*<-- Total to Hancock*			*Total to Hancock-->*	*1.459*		*1,077*	*655*

* Included for planning purposes, not a part of VTTM 18108.

Grouped to correspond with Exhibit

FLOW TO HANCOCK PARKWAY PS, VTM 18108 + FUTURE

From Approved SAS for 26363											
22261	59.5		0.021	1.250	0.008	0.500	0.010	0.595	0.192	561	267
20839	65.93		0.021	1.385	0.008	0.554	0.010	0.659	0.215	621	296
PM22261+20839	125.43		0.021	**2.634**	0.008	1.054	0.010	**1.254**	0.438	**1,182**	**563**
(Existing)	acreage per 28108 SAS exhibit 11-25-2015										
PM26363 (north)	13.8		0.021	**0.290**	0.008	0.116	0.010	**0.138**	0.038	**130**	**62**
(Proposed)	acreage increased slightly to achieve station peak flow of 473 gpm										
PM26363 (south)	36.4		0.021	**0.764**	0.008	0.306	0.010	**0.364**	0.112	**343**	**163**
(Proposed)	acreage increased slightly to achieve station peak flow of 473 gpm										
Subtotal Existing Planning Flows (PM22261+PM20839+PM26363)				**3.688**				**1.756**		**1,655**	**788**
TOTAL To Hancock Parkway PS (Existing & Proposed)				**6.088**				**3.216**		**2,732**	**1,443**
Total w/o Future 4 and 7.				5.451				2.835		2,447	1,272

use these flows for emergency storage calcs ^^

APPENDIX B

2022 FLOW MONITORING OF GRAVITY SEWERS
(JUNE 28, 2022 – JULY 13, 2022)

INFORMATION INCLUDED:

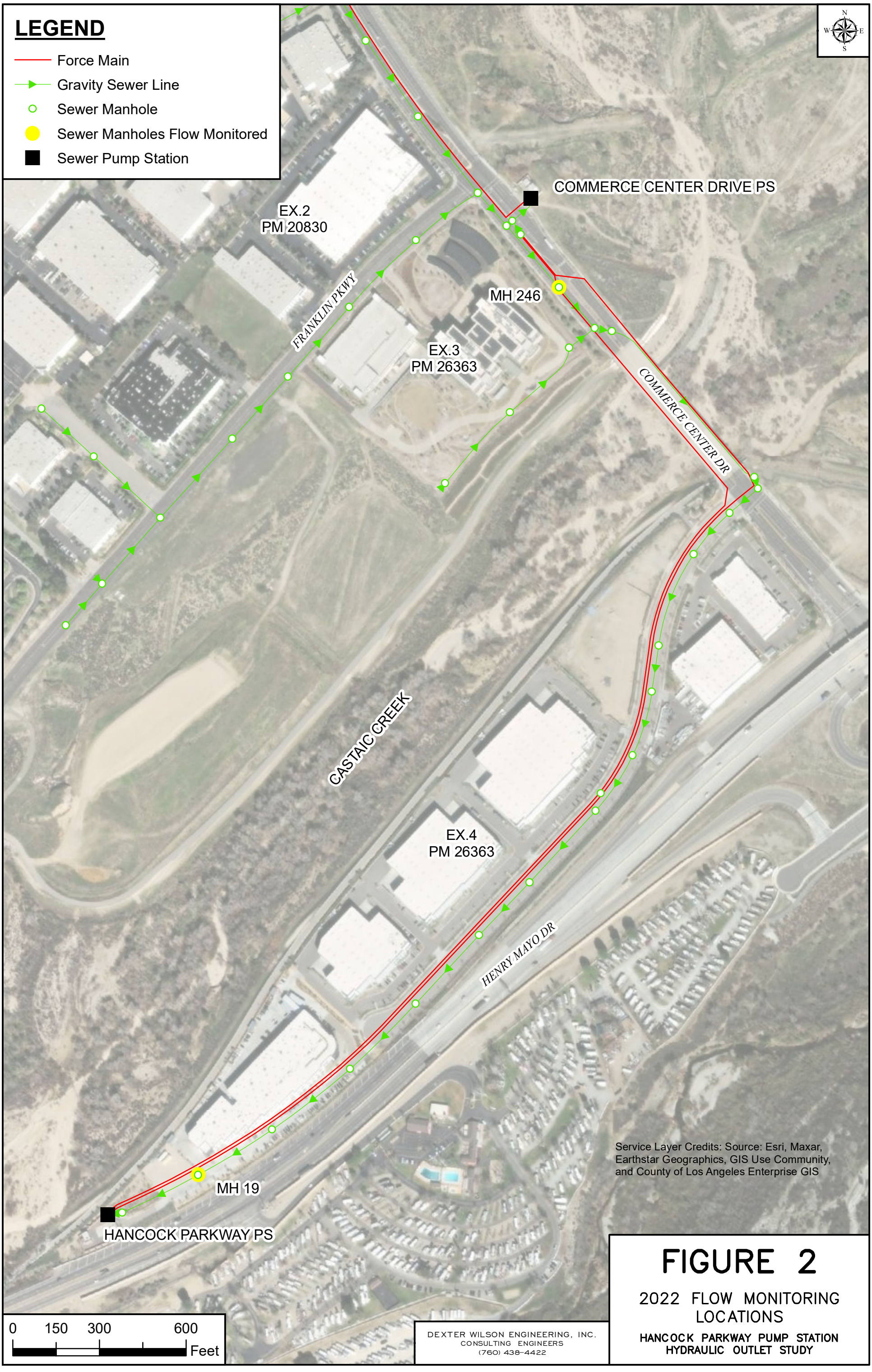
1. Figure 2 – Flow Monitoring Locations
2. Dexter Wilson Engineering, Inc. Data Review and Summary
3. US3 Flow Monitoring Report

APPENDIX B
ITEM 1

FIGURE 2

2022 FLOW MONITORING LOCATIONS

DEXTER WILSON ENGINEERING INC.
Document Path: \\artic\GIS\721470\Report\HPY_Figure-2_MonitoringLocations.mxd Date Saved: 4/12/2023 8:51:49 AM



DEXTER WILSON ENGINEERING, INC.
CONSULTING ENGINEERS
(760) 438-4422

FIGURE 2

2022 FLOW MONITORING LOCATIONS

HANCOCK PARKWAY PUMP STATION HYDRAULIC OUTLET STUDY

APPENDIX B
ITEM 2

DEXTER WILSON ENGINEERING, INC.
DATA REVIEW AND SUMMARY

DWEI DATA REVIEW AND SUMMARY

Flow Monitoring Locations:

MH - 246 in Commerce Center Drive

MH - 19 just upstream of Hancock Parkway Pump Station

Notes/Comments:

- Gravity flow of unknown amount may enter Commerce Center Drive Pump Station.
- Pumped flow from Hancock Parkway Pump Station when discharged from the force main, may re-enter gravity sewer in Commerce Center Drive (measured at MH-246). Therefore, exclude time periods where circular pumping is anticipated to be occurring.
- Use estimated hourly peak based on 2019 wet well level until recirculating is eliminated.

MH 19 Data Summary	Flow (gpm)	Flow (gpm)
Average Daily Flow (w/o red) =	24.37	-
Max Hourly Peak Flow (w/o red) =	-	49.05
Median Hourly Peak Flow (w/o red) =	-	23.13
Peak 15 min (w/o red) =	54.55	-

PEAK FLOW FOR PUMP STATION ANALYSIS = 49.05 gpm

APPENDIX B
ITEM 3

US3 FLOW MONITORING REPORT

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
6/28/2022 12:03	1.84	1.11	47.32	0.10	47.32	-
6/28/2022 12:18	1.55	1.35	44.73	0.09	-	-
6/28/2022 12:33	1.83	1.12	47.37	0.10	-	-
6/28/2022 12:48	1.68	1.11	41.4	0.09	-	-
6/28/2022 13:03	1.82	1.12	46.99	0.10	45.12	-
6/28/2022 13:18	1.82	1.12	46.99	0.10	-	-
6/28/2022 13:33	1.82	1.12	46.99	0.10	-	-
6/28/2022 13:48	1.82	1.11	46.57	0.10	-	-
6/28/2022 14:03	2.04	1.1	54.55	0.11	48.78	-
6/28/2022 14:18	2.04	1.1	54.55	0.11	-	-
6/28/2022 14:33	1.93	1.1	50.3	0.11	-	-
6/28/2022 14:48	1.93	1.05	48.01	0.11	-	-
6/28/2022 15:03	1.8	1.05	43.34	0.10	49.05	-
6/28/2022 15:18	1.79	1.07	43.81	0.10	-	-
6/28/2022 15:33	1.79	1.07	43.81	0.10	-	-
6/28/2022 15:48	1.55	1.1	36.44	0.09	-	-
6/28/2022 16:03	1.53	1.1	35.75	0.09	39.95	-
6/28/2022 16:18	1.55	1.1	36.44	0.09	-	-
6/28/2022 16:33	1.66	1.06	38.85	0.09	-	-
6/28/2022 16:48	1.29	0.91	23	0.07	-	-
6/28/2022 17:03	1.58	0.98	33.4	0.09	32.92	-
6/28/2022 17:18	1.19	1.03	23.1	0.07	-	-
6/28/2022 17:33	1.58	0.98	33.4	0.09	-	-
6/28/2022 17:48	1.51	0.93	29.65	0.08	-	-
6/28/2022 18:03	1.71	0.87	33.31	0.10	29.87	-
6/28/2022 18:18	1.51	0.85	27.1	0.08	-	-
6/28/2022 18:33	1.32	1.03	26.93	0.07	-	-
6/28/2022 18:48	1.47	0.84	25.74	0.08	-	-
6/28/2022 19:03	1.53	0.84	27.3	0.09	26.77	-
6/28/2022 19:18	1.66	0.96	35.18	0.09	-	-
6/28/2022 19:33	1.53	0.84	27.3	0.09	-	-
6/28/2022 19:48	1.44	0.95	28.24	0.08	-	-
6/28/2022 20:03	1.18	0.81	17.94	0.07	27.17	-
6/28/2022 20:18	1.37	0.89	24.58	0.08	-	-
6/28/2022 20:33	1.64	0.86	30.96	0.09	-	-
6/28/2022 20:48	1.43	1.06	31.19	0.08	-	-
6/28/2022 21:03	1.46	0.75	22.75	0.08	27.37	-
6/28/2022 21:18	1.46	0.71	21.54	0.08	-	-
6/28/2022 21:33	1.36	0.87	23.77	0.08	-	-
6/28/2022 21:48	1.26	0.88	21.48	0.07	-	-
6/28/2022 22:03	1.01	0.78	13.72	0.06	20.13	-
6/28/2022 22:18	1.16	0.9	19.44	0.06	-	-
6/28/2022 22:33	1.22	0.85	19.78	0.07	-	-
6/28/2022 22:48	1.36	0.9	24.7	0.08	-	-
6/28/2022 23:03	1.41	0.88	25.36	0.08	22.32	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
6/28/2022 23:18	1.15	0.76	16.2	0.06	-	-
6/28/2022 23:33	1.61	0.86	30.13	0.09	-	-
6/28/2022 23:48	1.32	0.85	22.22	0.07	-	-
6/29/2022 0:03	1.32	0.85	22.22	0.07	22.69	32.98
6/29/2022 0:18	1.32	0.77	20.13	0.07	-	-
6/29/2022 0:33	1.25	0.8	19.41	0.07	-	-
6/29/2022 0:48	1.17	0.85	18.71	0.07	-	-
6/29/2022 1:03	1.15	0.88	18.76	0.06	19.25	-
6/29/2022 1:18	1.44	0.99	29.43	0.08	-	-
6/29/2022 1:33	1.37	0.85	23.55	0.08	-	-
6/29/2022 1:48	1.37	0.85	23.55	0.08	-	-
6/29/2022 2:03	1.23	0.92	21.67	0.07	24.55	-
6/29/2022 2:18	1.03	0.87	15.76	0.06	-	-
6/29/2022 2:33	1.37	0.83	22.92	0.08	-	-
6/29/2022 2:48	1.36	0.89	24.32	0.08	-	-
6/29/2022 3:03	1.22	0.76	17.69	0.07	20.17	-
6/29/2022 3:18	1.33	0.74	19.56	0.07	-	-
6/29/2022 3:33	1.34	0.62	16.57	0.07	-	-
6/29/2022 3:48	1.01	0.47	8.27	0.06	-	-
6/29/2022 4:03	0.93	1.06	16.5	0.05	15.23	-
6/29/2022 4:18	1.21	0.74	17.01	0.07	-	-
6/29/2022 4:33	1.21	0.79	18.16	0.07	-	-
6/29/2022 4:48	1.21	0.79	18.16	0.07	-	-
6/29/2022 5:03	1.21	0.79	18.16	0.07	17.87	-
6/29/2022 5:18	1.24	0.79	18.83	0.07	-	-
6/29/2022 5:33	1.62	0.83	29.35	0.09	-	-
6/29/2022 5:48	1.29	0.82	20.72	0.07	-	-
6/29/2022 6:03	1.41	0.86	24.78	0.08	23.42	-
6/29/2022 6:18	1.69	0.94	35.37	0.09	-	-
6/29/2022 6:33	1.26	0.87	21.23	0.07	-	-
6/29/2022 6:48	1.37	1.02	28.17	0.08	-	-
6/29/2022 7:03	1.14	0.93	19.58	0.06	26.09	-
6/29/2022 7:18	0.75	0.97	10.97	0.04	-	-
6/29/2022 7:33	0.54	1.02	7.07	0.03	-	-
6/29/2022 7:48	0.47	1.05	5.92	0.03	-	-
6/29/2022 8:03	1.19	1.03	23.1	0.07	11.77	-
6/29/2022 8:18	1.22	1.04	24.2	0.07	-	-
6/29/2022 8:33	1.26	1.05	25.63	0.07	-	-
6/29/2022 8:48	0.9	1.19	17.64	0.05	-	-
6/29/2022 9:03	1.18	1.11	24.59	0.07	23.02	-
6/29/2022 9:18	1.36	1.06	28.96	0.08	-	-
6/29/2022 9:33	1.26	1.24	30.26	0.07	-	-
6/29/2022 9:48	1.4	1.21	34.5	0.08	-	-
6/29/2022 10:03	1.53	1.15	37.38	0.09	32.78	-
6/29/2022 10:18	1.57	1.2	40.52	0.09	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
6/29/2022 10:33	1.63	1.22	43.53	0.09	-	-
6/29/2022 10:48	1.71	1.24	47.47	0.10	-	-
6/29/2022 11:03	1.59	1.17	40.25	0.09	42.94	-
6/29/2022 11:18	1.69	1.39	52.3	0.09	-	-
6/29/2022 11:33	1.66	1.22	44.71	0.09	-	-
6/29/2022 11:48	1.65	1.08	39.23	0.09	-	-
6/29/2022 12:03	1.65	1.16	42.14	0.09	44.60	-
6/29/2022 12:18	1.42	1.19	34.65	0.08	-	-
6/29/2022 12:33	1.34	1.21	32.34	0.07	-	-
6/29/2022 12:48	1.11	1.23	24.89	0.06	-	-
6/29/2022 13:03	1.78	1.13	45.89	0.10	34.44	-
6/29/2022 13:18	1.6	1.02	35.41	0.09	-	-
6/29/2022 13:33	1.62	1.16	41.01	0.09	-	-
6/29/2022 13:48	1.44	1	29.73	0.08	-	-
6/29/2022 14:03	1.4	0.88	25.09	0.08	32.81	-
6/29/2022 14:18	1.32	0.62	16.21	0.07	-	-
6/29/2022 14:33	1.2	0.86	19.53	0.07	-	-
6/29/2022 14:48	1.16	1.15	24.84	0.06	-	-
6/29/2022 15:03	1.29	1.19	29.97	0.07	22.64	-
6/29/2022 15:18	1.76	1.18	47.13	0.10	-	-
6/29/2022 15:33	1.72	1.14	44.02	0.10	-	-
6/29/2022 15:48	1.69	1.12	42.14	0.09	-	-
6/29/2022 16:03	1.36	1.28	34.97	0.08	42.07	-
6/29/2022 16:18	1.69	1.04	39.13	0.09	-	-
6/29/2022 16:33	1.39	0.95	26.8	0.08	-	-
6/29/2022 16:48	1.39	1.1	31.04	0.08	-	-
6/29/2022 17:03	1.73	1.06	41.28	0.10	34.56	-
6/29/2022 17:18	1.62	0.91	32.17	0.09	-	-
6/29/2022 17:33	1.32	0.82	21.44	0.07	-	-
6/29/2022 17:48	1.55	0.79	26.17	0.09	-	-
6/29/2022 18:03	1.55	0.91	30.15	0.09	27.48	-
6/29/2022 18:18	1.44	0.91	27.05	0.08	-	-
6/29/2022 18:33	1.32	0.96	25.1	0.07	-	-
6/29/2022 18:48	1.36	0.96	26.23	0.08	-	-
6/29/2022 19:03	1.29	0.96	24.26	0.07	25.66	-
6/29/2022 19:18	1.29	0.96	24.26	0.07	-	-
6/29/2022 19:33	1.29	0.95	24.01	0.07	-	-
6/29/2022 19:48	1.34	0.92	24.59	0.07	-	-
6/29/2022 20:03	1.34	0.8	21.38	0.07	23.56	-
6/29/2022 20:18	1.53	0.8	26	0.09	-	-
6/29/2022 20:33	1.19	0.87	19.51	0.07	-	-
6/29/2022 20:48	1.19	0.84	18.84	0.07	-	-
6/29/2022 21:03	1.69	0.73	27.47	0.09	22.96	-
6/29/2022 21:18	1.11	0.79	15.98	0.06	-	-
6/29/2022 21:33	1.72	0.81	31.28	0.10	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
6/29/2022 21:48	1.64	0.72	25.92	0.09	-	-
6/29/2022 22:03	1.34	0.89	23.79	0.07	24.24	-
6/29/2022 22:18	1.39	0.73	20.6	0.08	-	-
6/29/2022 22:33	1.22	1.08	25.13	0.07	-	-
6/29/2022 22:48	1.3	0.89	22.75	0.07	-	-
6/29/2022 23:03	1.32	0.72	18.82	0.07	21.83	-
6/29/2022 23:18	1.59	0.79	27.17	0.09	-	-
6/29/2022 23:33	1.64	0.8	28.8	0.09	-	-
6/29/2022 23:48	1.55	0.79	26.17	0.09	-	-
6/30/2022 0:03	1.55	0.79	26.17	0.09	27.08	26.66
6/30/2022 0:18	1.59	0.79	27.17	0.09	-	-
6/30/2022 0:33	1.26	0.83	20.26	0.07	-	-
6/30/2022 0:48	1.47	0.83	25.43	0.08	-	-
6/30/2022 1:03	1.68	0.79	29.47	0.09	25.58	-
6/30/2022 1:18	1.43	0.78	22.95	0.08	-	-
6/30/2022 1:33	1.34	0.82	21.92	0.07	-	-
6/30/2022 1:48	1.5	0.66	20.84	0.08	-	-
6/30/2022 2:03	1.43	0.78	22.95	0.08	22.17	-
6/30/2022 2:18	1.4	0.66	18.82	0.08	-	-
6/30/2022 2:33	1.4	0.66	18.82	0.08	-	-
6/30/2022 2:48	1.4	0.66	18.82	0.08	-	-
6/30/2022 3:03	1.4	0.72	20.53	0.08	19.25	-
6/30/2022 3:18	1.43	0.72	21.18	0.08	-	-
6/30/2022 3:33	1.55	0.89	29.49	0.09	-	-
6/30/2022 3:48	1.55	0.91	30.15	0.09	-	-
6/30/2022 4:03	1.55	0.95	31.47	0.09	28.07	-
6/30/2022 4:18	1.54	0.95	31.18	0.09	-	-
6/30/2022 4:33	1.18	0.95	21.04	0.07	-	-
6/30/2022 4:48	1.18	0.95	21.04	0.07	-	-
6/30/2022 5:03	1.18	0.94	20.82	0.07	23.52	-
6/30/2022 5:18	1.19	0.87	19.51	0.07	-	-
6/30/2022 5:33	1.28	0.78	19.49	0.07	-	-
6/30/2022 5:48	1.28	0.78	19.49	0.07	-	-
6/30/2022 6:03	1.28	0.78	19.49	0.07	19.50	-
6/30/2022 6:18	1.24	0.83	19.78	0.07	-	-
6/30/2022 6:33	1.22	0.99	23.04	0.07	-	-
6/30/2022 6:48	1.48	0.94	29.09	0.08	-	-
6/30/2022 7:03	1.57	1.06	35.79	0.09	26.93	-
6/30/2022 7:18	1.55	0.97	32.14	0.09	-	-
6/30/2022 7:33	1.55	0.97	32.14	0.09	-	-
6/30/2022 7:48	1.51	1.09	34.75	0.08	-	-
6/30/2022 8:03	1.48	1.16	35.9	0.08	33.73	-
6/30/2022 8:18	1.39	1.2	33.86	0.08	-	-
6/30/2022 8:33	1.33	1.23	32.52	0.07	-	-
6/30/2022 8:48	1.64	1.05	37.8	0.09	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
6/30/2022 9:03	1.61	0.83	29.08	0.09	33.32	-
6/30/2022 9:18	1.64	1.12	40.32	0.09	-	-
6/30/2022 9:33	1.61	1.05	36.79	0.09	-	-
6/30/2022 9:48	1.61	1.05	36.79	0.09	-	-
6/30/2022 10:03	1.59	1.03	35.43	0.09	37.33	-
6/30/2022 10:18	1.32	1.03	26.98	0.07	-	-
6/30/2022 10:33	1.29	1.03	26.03	0.07	-	-
6/30/2022 10:48	1.39	1.3	36.68	0.08	-	-
6/30/2022 11:03	1.75	1.1	43.57	0.10	33.32	-
6/30/2022 11:18	1.4	1.17	33.36	0.08	-	-
6/30/2022 11:33	1.39	1.1	31.04	0.08	-	-
6/30/2022 11:48	1.39	1.17	33.01	0.08	-	-
6/30/2022 12:03	1.05	1.14	21.24	0.06	29.66	-
6/30/2022 12:18	0.86	1.12	15.52	0.05	-	-
6/30/2022 12:33	0.86	1.1	15.24	0.05	-	-
6/30/2022 12:48	1.33	1.13	29.87	0.07	-	-
6/30/2022 13:03	1.8	1.08	44.58	0.10	26.30	-
6/30/2022 13:18	1.77	1.03	41.48	0.10	-	-
6/30/2022 13:33	1.79	1.05	42.99	0.10	-	-
6/30/2022 13:48	1.8	0.94	38.8	0.10	-	-
6/30/2022 14:03	0.87	1.14	16.07	0.05	34.84	-
6/30/2022 14:18	1.61	0.93	32.58	0.09	-	-
6/30/2022 14:33	1.61	1.03	36.09	0.09	-	-
6/30/2022 14:48	1.59	1.05	36.12	0.09	-	-
6/30/2022 15:03	1.57	1.06	35.79	0.09	35.15	-
6/30/2022 15:18	1.4	0.63	17.96	0.08	-	-
6/30/2022 15:33	1.59	0.88	30.27	0.09	-	-
6/30/2022 15:48	1.72	1.1	42.47	0.10	-	-
6/30/2022 16:03	1.76	1.25	49.92	0.10	35.16	-
6/30/2022 16:18	1.73	1.21	47.12	0.10	-	-
6/30/2022 16:33	1.79	1.14	46.67	0.10	-	-
6/30/2022 16:48	1.3	0.92	23.52	0.07	-	-
6/30/2022 17:03	1.17	0.9	19.69	0.07	34.25	-
6/30/2022 17:18	1.05	0.94	17.52	0.06	-	-
6/30/2022 17:33	1.19	0.88	19.74	0.07	-	-
6/30/2022 17:48	1.73	0.82	31.93	0.10	-	-
6/30/2022 18:03	1.78	1.15	46.7	0.10	28.97	-
6/30/2022 18:18	1.77	0.89	35.84	0.10	-	-
6/30/2022 18:33	1.76	0.62	24.76	0.10	-	-
6/30/2022 18:48	1.69	0.66	24.83	0.09	-	-
6/30/2022 19:03	1.59	0.61	20.98	0.09	26.60	-
6/30/2022 19:18	1.65	0.79	28.7	0.09	-	-
6/30/2022 19:33	1.65	0.66	23.97	0.09	-	-
6/30/2022 19:48	1.64	0.66	23.76	0.09	-	-
6/30/2022 20:03	1.54	0.73	23.96	0.09	25.10	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
6/30/2022 20:18	1.46	0.88	26.7	0.08	-	-
6/30/2022 20:33	1.73	0.99	38.55	0.10	-	-
6/30/2022 20:48	1.58	0.72	24.54	0.09	-	-
6/30/2022 21:03	1.41	0.55	15.85	0.08	26.41	-
6/30/2022 21:18	1.25	0.99	23.88	0.07	-	-
6/30/2022 21:33	1.09	0.43	8.47	0.06	-	-
6/30/2022 21:48	1.03	0.87	15.76	0.06	-	-
6/30/2022 22:03	0.77	0.31	3.65	0.04	12.94	-
6/30/2022 22:18	1.01	0.75	13.19	0.06	-	-
6/30/2022 22:33	1.25	0.64	15.44	0.07	-	-
6/30/2022 22:48	1.39	0.65	18.34	0.08	-	-
6/30/2022 23:03	1.65	0.66	23.97	0.09	17.74	-
6/30/2022 23:18	1.28	0.77	19.24	0.07	-	-
6/30/2022 23:33	1.75	0.84	33.27	0.10	-	-
6/30/2022 23:48	1.29	0.88	22.24	0.07	-	-
7/1/2022 0:03	1.53	0.81	26.33	0.09	25.27	27.53
7/1/2022 0:18	1.73	0.87	33.88	0.10	-	-
7/1/2022 0:33	1.54	0.82	26.91	0.09	-	-
7/1/2022 0:48	1.36	0.84	22.95	0.08	-	-
7/1/2022 1:03	1.59	0.83	28.55	0.09	28.07	-
7/1/2022 1:18	1.36	0.87	23.77	0.08	-	-
7/1/2022 1:33	1.15	0.8	17.06	0.06	-	-
7/1/2022 1:48	1.14	0.78	16.48	0.06	-	-
7/1/2022 2:03	1.15	0.78	16.74	0.06	18.51	-
7/1/2022 2:18	1.27	0.75	18.46	0.07	-	-
7/1/2022 2:33	1.29	0.71	17.94	0.07	-	-
7/1/2022 2:48	1.4	0.64	18.25	0.08	-	-
7/1/2022 3:03	1.26	0.55	13.42	0.07	17.02	-
7/1/2022 3:18	1.68	0.73	27.23	0.09	-	-
7/1/2022 3:33	1.43	0.58	17.06	0.08	-	-
7/1/2022 3:48	1.43	0.64	18.83	0.08	-	-
7/1/2022 4:03	1.5	0.75	23.68	0.08	21.70	-
7/1/2022 4:18	1.53	0.76	24.7	0.09	-	-
7/1/2022 4:33	1.59	0.88	30.27	0.09	-	-
7/1/2022 4:48	1.4	0.88	25.09	0.08	-	-
7/1/2022 5:03	1.54	0.8	26.25	0.09	26.58	-
7/1/2022 5:18	1.47	0.83	25.43	0.08	-	-
7/1/2022 5:33	1.54	0.83	27.24	0.09	-	-
7/1/2022 5:48	1.47	0.81	24.82	0.08	-	-
7/1/2022 6:03	1.45	0.75	22.52	0.08	25.00	-
7/1/2022 6:18	1.47	0.72	22.06	0.08	-	-
7/1/2022 6:33	1.23	0.66	15.54	0.07	-	-
7/1/2022 6:48	1.11	0.6	12.14	0.06	-	-
7/1/2022 7:03	1.29	1.07	27.04	0.07	19.20	-
7/1/2022 7:18	1.39	1.01	28.5	0.08	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/1/2022 7:33	1.69	1.14	42.89	0.09	-	-
7/1/2022 7:48	1.39	1.05	29.63	0.08	-	-
7/1/2022 8:03	0.86	1.26	17.46	0.05	29.62	-
7/1/2022 8:18	1.46	1.2	36.4	0.08	-	-
7/1/2022 8:33	1.69	1.13	42.52	0.09	-	-
7/1/2022 8:48	1.33	0.97	25.64	0.07	-	-
7/1/2022 9:03	1.08	0.9	17.49	0.06	30.51	-
7/1/2022 9:18	1.15	0.93	19.83	0.06	-	-
7/1/2022 9:33	1.1	0.96	19.17	0.06	-	-
7/1/2022 9:48	1.15	1.02	21.75	0.06	-	-
7/1/2022 10:03	0.97	0.93	15.48	0.05	19.06	-
7/1/2022 10:18	0.79	0.85	10.38	0.04	-	-
7/1/2022 10:33	0.61	0.66	5.49	0.03	-	-
7/1/2022 10:48	0.43	0.82	4.05	0.02	-	-
7/1/2022 11:03	0.22	0.98	1.78	0.01	5.43	-
7/1/2022 11:18	0.78	1.14	13.67	0.04	-	-
7/1/2022 11:33	0.78	1.09	13.07	0.04	-	-
7/1/2022 11:48	1	1.11	19.24	0.06	-	-
7/1/2022 12:03	1.21	1.13	25.98	0.07	17.99	-
7/1/2022 12:18	1.22	1.06	24.67	0.07	-	-
7/1/2022 12:33	1.05	1.05	19.57	0.06	-	-
7/1/2022 12:48	1.43	1.15	33.83	0.08	-	-
7/1/2022 13:03	1.27	1.21	29.88	0.07	26.99	-
7/1/2022 13:18	1.14	1.33	27.99	0.06	-	-
7/1/2022 13:33	1.05	1.04	19.33	0.06	-	-
7/1/2022 13:48	1.26	0.89	21.72	0.07	-	-
7/1/2022 14:03	1.57	0.7	23.63	0.09	23.17	-
7/1/2022 14:18	1.48	0.97	30.02	0.08	-	-
7/1/2022 14:33	1.37	0.68	18.78	0.08	-	-
7/1/2022 14:48	1.26	0.98	23.92	0.07	-	-
7/1/2022 15:03	0.87	0.96	13.53	0.05	21.56	-
7/1/2022 15:18	1.06	1	18.85	0.06	-	-
7/1/2022 15:33	1.17	1	21.85	0.07	-	-
7/1/2022 15:48	1.34	0.91	24.32	0.07	-	-
7/1/2022 16:03	1.18	1.01	22.37	0.07	21.85	-
7/1/2022 16:18	1.51	0.89	28.37	0.08	-	-
7/1/2022 16:33	1.71	0.93	35.6	0.10	-	-
7/1/2022 16:48	1.53	0.88	28.6	0.09	-	-
7/1/2022 17:03	1.36	0.85	23.22	0.08	28.95	-
7/1/2022 17:18	1.3	0.93	23.77	0.07	-	-
7/1/2022 17:33	1.3	0.95	24.28	0.07	-	-
7/1/2022 17:48	1.5	0.93	29.36	0.08	-	-
7/1/2022 18:03	1.41	0.9	25.93	0.08	25.84	-
7/1/2022 18:18	1.26	0.88	21.48	0.07	-	-
7/1/2022 18:33	1.5	0.74	23.36	0.08	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/1/2022 18:48	1.58	0.67	22.83	0.09	-	-
7/1/2022 19:03	1.33	1.04	27.49	0.07	23.79	-
7/1/2022 19:18	1.3	0.89	22.75	0.07	-	-
7/1/2022 19:33	1.25	0.75	18.09	0.07	-	-
7/1/2022 19:48	1.14	0.65	13.68	0.06	-	-
7/1/2022 20:03	1.32	0.69	18.04	0.07	18.14	-
7/1/2022 20:18	1.39	1.3	36.68	0.08	-	-
7/1/2022 20:33	1.5	0.73	23.05	0.08	-	-
7/1/2022 20:48	1.32	0.69	18.04	0.07	-	-
7/1/2022 21:03	1.32	0.73	19.08	0.07	24.21	-
7/1/2022 21:18	1.25	0.8	19.25	0.07	-	-
7/1/2022 21:33	1.12	0.93	19.07	0.06	-	-
7/1/2022 21:48	1.25	0.85	20.5	0.07	-	-
7/1/2022 22:03	1.32	0.67	17.52	0.07	19.09	-
7/1/2022 22:18	1.11	0.6	12.14	0.06	-	-
7/1/2022 22:33	1.15	1.24	26.44	0.06	-	-
7/1/2022 22:48	1.12	0.64	13.12	0.06	-	-
7/1/2022 23:03	1.17	0.61	13.36	0.07	16.27	-
7/1/2022 23:18	1.19	0.86	19.29	0.07	-	-
7/1/2022 23:33	1.12	0.72	14.76	0.06	-	-
7/1/2022 23:48	1.25	0.84	20.26	0.07	-	-
7/2/2022 0:03	1.25	0.87	20.99	0.07	18.83	22.02
7/2/2022 0:18	1.25	0.86	20.74	0.07	-	-
7/2/2022 0:33	1.25	0.87	20.99	0.07	-	-
7/2/2022 0:48	1.54	0.94	30.85	0.09	-	-
7/2/2022 1:03	1.26	1	24.41	0.07	24.25	-
7/2/2022 1:18	1.47	0.94	28.8	0.08	-	-
7/2/2022 1:33	1.23	0.6	14.13	0.07	-	-
7/2/2022 1:48	1.18	0.81	17.94	0.07	-	-
7/2/2022 2:03	1.32	0.76	19.87	0.07	20.19	-
7/2/2022 2:18	1.58	1.01	34.42	0.09	-	-
7/2/2022 2:33	1.58	0.95	32.38	0.09	-	-
7/2/2022 2:48	1.5	0.6	18.94	0.08	-	-
7/2/2022 3:03	1.29	0.68	17.18	0.07	25.73	-
7/2/2022 3:18	1.23	0.65	15.31	0.07	-	-
7/2/2022 3:33	1.55	0.53	17.56	0.09	-	-
7/2/2022 3:48	1.29	0.6	15.16	0.07	-	-
7/2/2022 4:03	1.29	0.65	16.43	0.07	16.12	-
7/2/2022 4:18	1.4	0.57	16.25	0.08	-	-
7/2/2022 4:33	1.38	0.58	16.19	0.08	-	-
7/2/2022 4:48	1.36	0.6	16.34	0.08	-	-
7/2/2022 5:03	1.48	0.56	17.33	0.08	16.53	-
7/2/2022 5:18	1.19	0.55	12.34	0.07	-	-
7/2/2022 5:33	1.18	0.61	13.51	0.07	-	-
7/2/2022 5:48	1.19	0.64	14.35	0.07	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/2/2022 6:03	1.54	0.54	17.72	0.09	14.48	-
7/2/2022 6:18	1.65	0.67	24.34	0.09	-	-
7/2/2022 6:33	1.51	0.6	19.13	0.08	-	-
7/2/2022 6:48	1.5	0.59	18.63	0.08	-	-
7/2/2022 7:03	1.43	0.92	27.07	0.08	22.29	-
7/2/2022 7:18	1.5	0.67	21.15	0.08	-	-
7/2/2022 7:33	1.5	0.6	18.94	0.08	-	-
7/2/2022 7:48	1.54	0.69	22.55	0.09	-	-
7/2/2022 8:03	1	0.58	10.05	0.06	18.17	-
7/2/2022 8:18	1.23	0.66	15.54	0.07	-	-
7/2/2022 8:33	1.41	0.67	19.31	0.08	-	-
7/2/2022 8:48	1.41	0.6	17.29	0.08	-	-
7/2/2022 9:03	1.37	0.6	16.57	0.08	17.18	-
7/2/2022 9:18	1.37	0.63	17.4	0.08	-	-
7/2/2022 9:33	1.41	0.6	17.29	0.08	-	-
7/2/2022 9:48	1.38	0.72	20.1	0.08	-	-
7/2/2022 10:03	1.36	0.84	22.95	0.08	19.44	-
7/2/2022 10:18	1.23	0.55	12.95	0.07	-	-
7/2/2022 10:33	1.32	0.56	14.64	0.07	-	-
7/2/2022 10:48	1.55	0.56	18.55	0.09	-	-
7/2/2022 11:03	1.65	0.58	21.07	0.09	16.80	-
7/2/2022 11:18	1.33	0.56	14.8	0.07	-	-
7/2/2022 11:33	1.37	0.58	16.02	0.08	-	-
7/2/2022 11:48	1.25	0.79	19.06	0.07	-	-
7/2/2022 12:03	1.46	0.89	27	0.08	19.22	-
7/2/2022 12:18	1.35	0.79	21.35	0.08	-	-
7/2/2022 12:33	1.14	0.78	16.42	0.06	-	-
7/2/2022 12:48	1.39	0.65	18.34	0.08	-	-
7/2/2022 13:03	1.36	0.55	15.03	0.08	17.79	-
7/2/2022 13:18	1.28	0.85	21.23	0.07	-	-
7/2/2022 13:33	1.28	0.78	19.49	0.07	-	-
7/2/2022 13:48	1.36	0.85	23.22	0.08	-	-
7/2/2022 14:03	1.28	0.86	21.48	0.07	21.36	-
7/2/2022 14:18	1.23	0.86	20.26	0.07	-	-
7/2/2022 14:33	1.23	0.89	20.96	0.07	-	-
7/2/2022 14:48	1.29	0.73	18.45	0.07	-	-
7/2/2022 15:03	1.34	0.65	17.37	0.07	19.26	-
7/2/2022 15:18	1.47	0.69	21.14	0.08	-	-
7/2/2022 15:33	1.64	0.56	20.16	0.09	-	-
7/2/2022 15:48	1.25	0.52	12.54	0.07	-	-
7/2/2022 16:03	1.34	0.64	17.11	0.07	17.74	-
7/2/2022 16:18	1.25	0.64	15.44	0.07	-	-
7/2/2022 16:33	1.25	0.64	15.44	0.07	-	-
7/2/2022 16:48	1.25	0.64	15.44	0.07	-	-
7/2/2022 17:03	1.39	0.6	16.93	0.08	15.81	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/2/2022 17:18	1.54	0.54	17.72	0.09	-	-
7/2/2022 17:33	1.36	0.62	16.94	0.08	-	-
7/2/2022 17:48	1.44	0.54	16.05	0.08	-	-
7/2/2022 18:03	1.54	0.61	20.02	0.09	17.68	-
7/2/2022 18:18	1.51	0.6	19.13	0.08	-	-
7/2/2022 18:33	1.44	0.6	17.84	0.08	-	-
7/2/2022 18:48	1.44	0.54	16.05	0.08	-	-
7/2/2022 19:03	1.36	0.6	16.39	0.08	17.35	-
7/2/2022 19:18	1.48	0.6	18.57	0.08	-	-
7/2/2022 19:33	1.33	0.76	20.09	0.07	-	-
7/2/2022 19:48	1.21	0.54	12.41	0.07	-	-
7/2/2022 20:03	1.07	0.47	9.01	0.06	15.02	-
7/2/2022 20:18	1.5	0.65	20.52	0.08	-	-
7/2/2022 20:33	1.25	0.57	13.75	0.07	-	-
7/2/2022 20:48	1.25	0.57	13.75	0.07	-	-
7/2/2022 21:03	1.19	0.61	13.68	0.07	15.43	-
7/2/2022 21:18	1.4	0.57	16.25	0.08	-	-
7/2/2022 21:33	1.39	0.55	15.52	0.08	-	-
7/2/2022 21:48	1.39	0.53	14.95	0.08	-	-
7/2/2022 22:03	1.29	0.63	15.92	0.07	15.66	-
7/2/2022 22:18	1.62	0.54	19.09	0.09	-	-
7/2/2022 22:33	1.5	0.56	17.68	0.08	-	-
7/2/2022 22:48	1.43	0.59	17.36	0.08	-	-
7/2/2022 23:03	1.14	0.88	18.52	0.06	18.16	-
7/2/2022 23:18	1.55	0.72	23.85	0.09	-	-
7/2/2022 23:33	1.48	0.52	16.09	0.08	-	-
7/2/2022 23:48	1.43	0.59	17.36	0.08	-	-
7/3/2022 0:03	1.44	0.52	15.46	0.08	18.19	18.35
7/3/2022 0:18	1.44	0.52	15.46	0.08	-	-
7/3/2022 0:33	1.44	0.52	15.46	0.08	-	-
7/3/2022 0:48	1.4	0.53	15.11	0.08	-	-
7/3/2022 1:03	1.4	0.58	16.54	0.08	15.64	-
7/3/2022 1:18	1.4	0.59	16.82	0.08	-	-
7/3/2022 1:33	1.4	0.61	17.39	0.08	-	-
7/3/2022 1:48	1.5	0.5	15.78	0.08	-	-
7/3/2022 2:03	1.5	0.62	19.57	0.08	17.39	-
7/3/2022 2:18	1.57	0.8	27.01	0.09	-	-
7/3/2022 2:33	1.3	0.57	14.57	0.07	-	-
7/3/2022 2:48	1.44	0.78	23.19	0.08	-	-
7/3/2022 3:03	1.41	0.76	21.9	0.08	21.67	-
7/3/2022 3:18	1.41	0.76	21.9	0.08	-	-
7/3/2022 3:33	1.41	0.76	21.9	0.08	-	-
7/3/2022 3:48	1.41	0.76	21.9	0.08	-	-
7/3/2022 4:03	1.12	0.61	12.51	0.06	19.55	-
7/3/2022 4:18	1.12	0.61	12.51	0.06	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/3/2022 4:33	1.15	0.59	12.58	0.06	-	-
7/3/2022 4:48	1.15	0.57	12.15	0.06	-	-
7/3/2022 5:03	1.15	0.75	15.99	0.06	13.31	-
7/3/2022 5:18	1.11	0.72	14.57	0.06	-	-
7/3/2022 5:33	1.22	0.67	15.59	0.07	-	-
7/3/2022 5:48	0.96	0.52	8.48	0.05	-	-
7/3/2022 6:03	1.19	0.71	15.92	0.07	13.64	-
7/3/2022 6:18	1.19	0.61	13.68	0.07	-	-
7/3/2022 6:33	1.19	0.54	12.11	0.07	-	-
7/3/2022 6:48	1.19	0.54	12.11	0.07	-	-
7/3/2022 7:03	1.25	0.61	14.71	0.07	13.15	-
7/3/2022 7:18	1.25	0.61	14.71	0.07	-	-
7/3/2022 7:33	1.53	0.65	21.13	0.09	-	-
7/3/2022 7:48	1.44	0.73	21.7	0.08	-	-
7/3/2022 8:03	1.48	0.86	26.62	0.08	21.04	-
7/3/2022 8:18	1.41	0.55	15.85	0.08	-	-
7/3/2022 8:33	1.14	0.45	9.47	0.06	-	-
7/3/2022 8:48	1.3	0.51	13.04	0.07	-	-
7/3/2022 9:03	1.3	0.54	13.8	0.07	13.04	-
7/3/2022 9:18	1.28	0.51	12.74	0.07	-	-
7/3/2022 9:33	1.28	0.51	12.74	0.07	-	-
7/3/2022 9:48	1.28	0.54	13.49	0.07	-	-
7/3/2022 10:03	1.28	0.55	13.74	0.07	13.18	-
7/3/2022 10:18	1.26	0.55	13.42	0.07	-	-
7/3/2022 10:33	1.3	0.63	16.1	0.07	-	-
7/3/2022 10:48	1.43	0.79	23.24	0.08	-	-
7/3/2022 11:03	1.43	0.61	17.95	0.08	17.68	-
7/3/2022 11:18	1.12	0.65	13.33	0.06	-	-
7/3/2022 11:33	1.55	0.5	16.57	0.09	-	-
7/3/2022 11:48	1.39	0.6	16.93	0.08	-	-
7/3/2022 12:03	1.3	0.68	17.38	0.07	16.05	-
7/3/2022 12:18	1.08	0.72	13.99	0.06	-	-
7/3/2022 12:33	1.22	0.71	16.52	0.07	-	-
7/3/2022 12:48	1.37	0.7	19.33	0.08	-	-
7/3/2022 13:03	1.03	0.73	13.22	0.06	15.77	-
7/3/2022 13:18	1.18	0.69	15.28	0.07	-	-
7/3/2022 13:33	1.18	0.68	15.06	0.07	-	-
7/3/2022 13:48	1.18	0.7	15.51	0.07	-	-
7/3/2022 14:03	1.14	0.61	12.84	0.06	14.67	-
7/3/2022 14:18	1.3	0.81	20.7	0.07	-	-
7/3/2022 14:33	1.16	0.59	12.74	0.06	-	-
7/3/2022 14:48	1.21	0.61	14.02	0.07	-	-
7/3/2022 15:03	1.11	0.67	13.56	0.06	15.26	-
7/3/2022 15:18	1.16	0.67	14.56	0.06	-	-
7/3/2022 15:33	1.16	0.67	14.56	0.06	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/3/2022 15:48	1.16	0.67	14.56	0.06	-	-
7/3/2022 16:03	1.16	0.67	14.56	0.06	14.56	-
7/3/2022 16:18	1.27	0.73	17.94	0.07	-	-
7/3/2022 16:33	1.32	0.61	15.95	0.07	-	-
7/3/2022 16:48	1.47	0.84	25.79	0.08	-	-
7/3/2022 17:03	1.48	0.87	26.82	0.08	21.63	-
7/3/2022 17:18	1.47	0.9	27.63	0.08	-	-
7/3/2022 17:33	1.38	0.88	24.57	0.08	-	-
7/3/2022 17:48	1.29	0.87	21.99	0.07	-	-
7/3/2022 18:03	1.78	0.86	34.92	0.10	27.28	-
7/3/2022 18:18	1.16	0.75	16.2	0.06	-	-
7/3/2022 18:33	1.03	0.54	9.78	0.06	-	-
7/3/2022 18:48	1.04	0.69	12.68	0.06	-	-
7/3/2022 19:03	1.14	0.8	16.84	0.06	13.88	-
7/3/2022 19:18	1.59	1.04	35.77	0.09	-	-
7/3/2022 19:33	1.37	0.82	22.65	0.08	-	-
7/3/2022 19:48	1.44	0.53	15.75	0.08	-	-
7/3/2022 20:03	1.16	0.69	14.9	0.06	22.27	-
7/3/2022 20:18	1.19	0.66	14.8	0.07	-	-
7/3/2022 20:33	1.09	0.63	12.41	0.06	-	-
7/3/2022 20:48	1.3	0.67	17.13	0.07	-	-
7/3/2022 21:03	1.16	0.66	14.25	0.06	14.65	-
7/3/2022 21:18	1.11	0.66	13.35	0.06	-	-
7/3/2022 21:33	1.09	0.67	13.2	0.06	-	-
7/3/2022 21:48	1.11	0.71	14.37	0.06	-	-
7/3/2022 22:03	1.11	0.71	14.37	0.06	13.82	-
7/3/2022 22:18	1.11	0.71	14.37	0.06	-	-
7/3/2022 22:33	1.11	0.65	13.15	0.06	-	-
7/3/2022 22:48	1.09	0.74	14.58	0.06	-	-
7/3/2022 23:03	1.08	0.83	16.13	0.06	14.56	-
7/3/2022 23:18	1.08	0.77	14.96	0.06	-	-
7/3/2022 23:33	1.21	0.63	14.48	0.07	-	-
7/3/2022 23:48	1.26	0.63	15.38	0.07	-	-
7/4/2022 0:03	1.14	0.68	14.31	0.06	14.78	16.59
7/4/2022 0:18	1.18	0.72	15.95	0.07	-	-
7/4/2022 0:33	0.96	0.69	11.26	0.05	-	-
7/4/2022 0:48	1.05	0.69	12.86	0.06	-	-
7/4/2022 1:03	1.11	0.69	13.96	0.06	13.51	-
7/4/2022 1:18	1.11	0.69	13.96	0.06	-	-
7/4/2022 1:33	1.08	0.7	13.6	0.06	-	-
7/4/2022 1:48	1.05	0.72	13.42	0.06	-	-
7/4/2022 2:03	1.09	0.71	13.98	0.06	13.74	-
7/4/2022 2:18	0.86	0.85	11.78	0.05	-	-
7/4/2022 2:33	1.16	1.15	24.84	0.06	-	-
7/4/2022 2:48	1.29	0.92	23.25	0.07	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/4/2022 3:03	1.16	0.74	15.98	0.06	18.96	-
7/4/2022 3:18	1.23	0.58	13.66	0.07	-	-
7/4/2022 3:33	1	0.68	11.79	0.06	-	-
7/4/2022 3:48	1.53	0.69	22.43	0.09	-	-
7/4/2022 4:03	1.46	0.85	25.81	0.08	18.42	-
7/4/2022 4:18	1.28	0.77	19.21	0.07	-	-
7/4/2022 4:33	1.05	0.62	11.55	0.06	-	-
7/4/2022 4:48	1.36	0.7	19.13	0.08	-	-
7/4/2022 5:03	1.22	0.63	14.66	0.07	16.14	-
7/4/2022 5:18	1.18	0.61	13.49	0.07	-	-
7/4/2022 5:33	0.96	0.68	11.1	0.05	-	-
7/4/2022 5:48	1.16	0.75	16.2	0.06	-	-
7/4/2022 6:03	1.32	0.88	23.01	0.07	15.95	-
7/4/2022 6:18	1.01	0.7	12.31	0.06	-	-
7/4/2022 6:33	1.25	0.97	23.31	0.07	-	-
7/4/2022 6:48	1.14	1.01	21.37	0.06	-	-
7/4/2022 7:03	1	0.65	11.27	0.06	17.07	-
7/4/2022 7:18	1.06	0.57	10.8	0.06	-	-
7/4/2022 7:33	1.04	0.52	9.55	0.06	-	-
7/4/2022 7:48	1.07	0.53	10.16	0.06	-	-
7/4/2022 8:03	1.18	0.66	14.62	0.07	11.28	-
7/4/2022 8:18	1.34	0.69	18.44	0.07	-	-
7/4/2022 8:33	1.18	0.65	14.4	0.07	-	-
7/4/2022 8:48	1.18	0.66	14.62	0.07	-	-
7/4/2022 9:03	1.18	0.66	14.62	0.07	15.52	-
7/4/2022 9:18	1.15	0.65	13.86	0.06	-	-
7/4/2022 9:33	1.39	1.22	34.42	0.08	-	-
7/4/2022 9:48	1.19	0.86	19.29	0.07	-	-
7/4/2022 10:03	1.09	0.71	13.98	0.06	20.39	-
7/4/2022 10:18	1.16	0.81	17.49	0.06	-	-
7/4/2022 10:33	1.14	0.74	15.58	0.06	-	-
7/4/2022 10:48	1.36	0.93	25.41	0.08	-	-
7/4/2022 11:03	1.08	0.68	13.21	0.06	17.92	-
7/4/2022 11:18	1.21	0.74	17.01	0.07	-	-
7/4/2022 11:33	1.07	0.62	11.88	0.06	-	-
7/4/2022 11:48	1.11	0.6	12.14	0.06	-	-
7/4/2022 12:03	1.11	0.68	13.76	0.06	13.70	-
7/4/2022 12:18	1.23	0.85	20.02	0.07	-	-
7/4/2022 12:33	1.46	1.17	35.49	0.08	-	-
7/4/2022 12:48	1.2	1.13	25.66	0.07	-	-
7/4/2022 13:03	1.01	1.17	20.58	0.06	25.44	-
7/4/2022 13:18	0.86	1.2	16.63	0.05	-	-
7/4/2022 13:33	1.07	0.89	16.96	0.06	-	-
7/4/2022 13:48	1.26	0.66	16.11	0.07	-	-
7/4/2022 14:03	1.08	0.63	12.24	0.06	15.49	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/4/2022 14:18	1.01	0.62	10.91	0.06	-	-
7/4/2022 14:33	1.25	0.89	21.59	0.07	-	-
7/4/2022 14:48	1.11	0.68	13.76	0.06	-	-
7/4/2022 15:03	1.22	1.05	24.43	0.07	17.67	-
7/4/2022 15:18	1.08	0.92	17.87	0.06	-	-
7/4/2022 15:33	1.21	0.84	19.31	0.07	-	-
7/4/2022 15:48	1.36	1.05	28.69	0.08	-	-
7/4/2022 16:03	1.35	1.04	28.01	0.08	23.47	-
7/4/2022 16:18	1.16	0.83	17.93	0.06	-	-
7/4/2022 16:33	1.17	0.89	19.44	0.07	-	-
7/4/2022 16:48	1.03	0.75	13.58	0.06	-	-
7/4/2022 17:03	1.28	0.89	22.23	0.07	18.30	-
7/4/2022 17:18	1.28	0.81	20.24	0.07	-	-
7/4/2022 17:33	1.32	0.79	20.65	0.07	-	-
7/4/2022 17:48	1.12	0.8	16.4	0.06	-	-
7/4/2022 18:03	1.47	1.08	33.09	0.08	22.60	-
7/4/2022 18:18	1.26	0.73	17.82	0.07	-	-
7/4/2022 18:33	1.28	0.87	21.83	0.07	-	-
7/4/2022 18:48	1.06	0.61	11.53	0.06	-	-
7/4/2022 19:03	0.84	0.93	12.45	0.05	15.91	-
7/4/2022 19:18	0.64	0.67	5.98	0.04	-	-
7/4/2022 19:33	1.08	0.93	18.17	0.06	-	-
7/4/2022 19:48	1.34	0.64	17.11	0.07	-	-
7/4/2022 20:03	1.34	0.65	17.37	0.07	14.66	-
7/4/2022 20:18	1.09	0.69	13.59	0.06	-	-
7/4/2022 20:33	1.18	0.58	12.85	0.07	-	-
7/4/2022 20:48	1.18	0.61	13.55	0.07	-	-
7/4/2022 21:03	1.19	0.81	18.17	0.07	14.54	-
7/4/2022 21:18	1.14	0.57	12.01	0.06	-	-
7/4/2022 21:33	1.15	0.57	12.17	0.06	-	-
7/4/2022 21:48	1.11	0.64	12.95	0.06	-	-
7/4/2022 22:03	1.15	0.68	14.5	0.06	12.91	-
7/4/2022 22:18	1.01	0.69	12.14	0.06	-	-
7/4/2022 22:33	1.12	0.73	14.97	0.06	-	-
7/4/2022 22:48	1.12	0.7	14.35	0.06	-	-
7/4/2022 23:03	1.21	0.58	13.33	0.07	13.70	-
7/4/2022 23:18	1.05	0.7	13.04	0.06	-	-
7/4/2022 23:33	1.09	0.63	12.41	0.06	-	-
7/4/2022 23:48	1.28	0.68	16.99	0.07	-	-
7/5/2022 0:03	1.09	0.67	13.2	0.06	13.91	16.69
7/5/2022 0:18	1.23	0.67	15.78	0.07	-	-
7/5/2022 0:33	1.48	0.69	21.36	0.08	-	-
7/5/2022 0:48	1.48	0.67	20.74	0.08	-	-
7/5/2022 1:03	1.15	0.67	14.29	0.06	18.04	-
7/5/2022 1:18	1.14	0.73	15.37	0.06	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/5/2022 1:33	1.28	0.86	21.48	0.07	-	-
7/5/2022 1:48	1.15	0.66	14.07	0.06	-	-
7/5/2022 2:03	1.21	0.7	16.09	0.07	16.75	-
7/5/2022 2:18	1.14	0.87	18.31	0.06	-	-
7/5/2022 2:33	1.46	0.92	27.91	0.08	-	-
7/5/2022 2:48	1.33	0.8	21.15	0.07	-	-
7/5/2022 3:03	1.19	0.62	13.91	0.07	20.32	-
7/5/2022 3:18	1.46	0.71	21.54	0.08	-	-
7/5/2022 3:33	1.23	0.82	19.31	0.07	-	-
7/5/2022 3:48	1.21	0.7	16.09	0.07	-	-
7/5/2022 4:03	1.16	0.62	13.39	0.06	17.58	-
7/5/2022 4:18	1.48	0.57	17.64	0.08	-	-
7/5/2022 4:33	1.23	0.69	16.25	0.07	-	-
7/5/2022 4:48	1.16	0.62	13.39	0.06	-	-
7/5/2022 5:03	1.34	0.62	16.57	0.07	15.96	-
7/5/2022 5:18	1.34	0.69	18.44	0.07	-	-
7/5/2022 5:33	1.41	0.73	21.04	0.08	-	-
7/5/2022 5:48	1.4	0.67	19.11	0.08	-	-
7/5/2022 6:03	0.96	0.61	9.95	0.05	17.14	-
7/5/2022 6:18	1.43	0.74	21.77	0.08	-	-
7/5/2022 6:33	1.59	0.87	29.93	0.09	-	-
7/5/2022 6:48	1.37	0.77	21.27	0.08	-	-
7/5/2022 7:03	1.8	0.89	36.74	0.10	27.43	-
7/5/2022 7:18	1.8	0.96	39.63	0.10	-	-
7/5/2022 7:33	1.8	0.58	23.94	0.10	-	-
7/5/2022 7:48	1.4	1.01	28.8	0.08	-	-
7/5/2022 8:03	1.23	1.01	23.79	0.07	29.04	-
7/5/2022 8:18	1.66	0.92	33.72	0.09	-	-
7/5/2022 8:33	1.59	0.76	26.14	0.09	-	-
7/5/2022 8:48	0.66	1.06	9.91	0.04	-	-
7/5/2022 9:03	1.34	0.93	24.86	0.07	23.66	-
7/5/2022 9:18	0.58	1.02	7.87	0.03	-	-
7/5/2022 9:33	1.48	1.02	31.57	0.08	-	-
7/5/2022 9:48	1.28	1.04	25.98	0.07	-	-
7/5/2022 10:03	1.72	1	38.61	0.10	26.01	-
7/5/2022 10:18	1.61	1.05	36.79	0.09	-	-
7/5/2022 10:33	1.53	1.11	36.08	0.09	-	-
7/5/2022 10:48	0.73	1.09	11.84	0.04	-	-
7/5/2022 11:03	1.54	1.13	37.08	0.09	30.45	-
7/5/2022 11:18	1.71	1.13	43.26	0.10	-	-
7/5/2022 11:33	1.54	1.13	37.08	0.09	-	-
7/5/2022 11:48	1.54	1.13	37.08	0.09	-	-
7/5/2022 12:03	1.47	1.13	34.63	0.08	38.01	-
7/5/2022 12:18	1.59	1.11	38.18	0.09	-	-
7/5/2022 12:33	1.55	0.78	25.84	0.09	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/5/2022 12:48	1.57	1.37	46.26	0.09	-	-
7/5/2022 13:03	1.5	1.15	36.3	0.08	36.65	-
7/5/2022 13:18	1.66	1.05	38.48	0.09	-	-
7/5/2022 13:33	1.4	1.01	28.8	0.08	-	-
7/5/2022 13:48	1.57	1.15	38.83	0.09	-	-
7/5/2022 14:03	1.57	1.05	35.45	0.09	35.39	-
7/5/2022 14:18	1.64	1.05	37.8	0.09	-	-
7/5/2022 14:33	1.57	1.01	34.1	0.09	-	-
7/5/2022 14:48	1.64	0.99	35.64	0.09	-	-
7/5/2022 15:03	1.51	1.01	32.2	0.08	34.94	-
7/5/2022 15:18	1.66	1.28	46.91	0.09	-	-
7/5/2022 15:33	1.89	1.01	44.78	0.11	-	-
7/5/2022 15:48	1.82	1.13	47.41	0.10	-	-
7/5/2022 16:03	1.83	1.1	46.52	0.10	46.41	-
7/5/2022 16:18	1.3	1.05	26.84	0.07	-	-
7/5/2022 16:33	1.54	1	32.82	0.09	-	-
7/5/2022 16:48	1.51	1.03	32.84	0.08	-	-
7/5/2022 17:03	1.39	0.93	26.24	0.08	29.69	-
7/5/2022 17:18	1.51	1	31.88	0.08	-	-
7/5/2022 17:33	1.51	0.93	29.65	0.08	-	-
7/5/2022 17:48	1.51	0.93	29.65	0.08	-	-
7/5/2022 18:03	1.47	0.89	27.27	0.08	29.61	-
7/5/2022 18:18	1.51	0.85	27.1	0.08	-	-
7/5/2022 18:33	1.47	0.84	25.74	0.08	-	-
7/5/2022 18:48	1.47	0.84	25.74	0.08	-	-
7/5/2022 19:03	1.53	0.84	27.3	0.09	26.47	-
7/5/2022 19:18	1.54	0.84	27.57	0.09	-	-
7/5/2022 19:33	1.53	0.84	27.3	0.09	-	-
7/5/2022 19:48	1.53	0.84	27.3	0.09	-	-
7/5/2022 20:03	1.54	0.89	29.21	0.09	27.85	-
7/5/2022 20:18	1.37	0.89	24.58	0.08	-	-
7/5/2022 20:33	1.37	0.81	22.37	0.08	-	-
7/5/2022 20:48	1.46	0.81	24.57	0.08	-	-
7/5/2022 21:03	1.46	0.75	22.75	0.08	23.57	-
7/5/2022 21:18	1.32	0.73	19.08	0.07	-	-
7/5/2022 21:33	1.82	0.61	25.59	0.10	-	-
7/5/2022 21:48	1.64	0.81	29.16	0.09	-	-
7/5/2022 22:03	1.75	1.13	44.75	0.10	29.65	-
7/5/2022 22:18	1.46	0.9	27.3	0.08	-	-
7/5/2022 22:33	1.75	0.7	27.72	0.10	-	-
7/5/2022 22:48	1.64	0.9	32.4	0.09	-	-
7/5/2022 23:03	1.5	0.94	29.67	0.08	29.27	-
7/5/2022 23:18	1.5	0.9	28.41	0.08	-	-
7/5/2022 23:33	1.51	0.81	25.82	0.08	-	-
7/5/2022 23:48	1.59	0.53	18.23	0.09	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/6/2022 0:03	1.32	0.95	24.84	0.07	24.33	27.11
7/6/2022 0:18	1.71	0.85	32.54	0.10	-	-
7/6/2022 0:33	1.55	0.8	26.51	0.09	-	-
7/6/2022 0:48	1.75	0.85	33.66	0.10	-	-
7/6/2022 1:03	1.71	0.85	32.54	0.10	31.31	-
7/6/2022 1:18	1.73	0.85	33.1	0.10	-	-
7/6/2022 1:33	1.73	0.85	33.1	0.10	-	-
7/6/2022 1:48	1.73	0.85	33.1	0.10	-	-
7/6/2022 2:03	1.62	0.86	30.41	0.09	32.43	-
7/6/2022 2:18	1.39	0.83	23.42	0.08	-	-
7/6/2022 2:33	1.37	0.83	22.92	0.08	-	-
7/6/2022 2:48	1.22	0.76	17.69	0.07	-	-
7/6/2022 3:03	1.22	0.76	17.69	0.07	20.43	-
7/6/2022 3:18	1.15	0.76	16.2	0.06	-	-
7/6/2022 3:33	1.15	0.76	16.2	0.06	-	-
7/6/2022 3:48	1.12	0.76	15.58	0.06	-	-
7/6/2022 4:03	1.12	0.76	15.58	0.06	15.89	-
7/6/2022 4:18	1.12	0.76	15.58	0.06	-	-
7/6/2022 4:33	1.62	0.71	25.1	0.09	-	-
7/6/2022 4:48	1.54	0.98	32.16	0.09	-	-
7/6/2022 5:03	1.71	0.81	31.01	0.10	25.96	-
7/6/2022 5:18	1.4	0.79	22.53	0.08	-	-
7/6/2022 5:33	1.62	0.83	29.35	0.09	-	-
7/6/2022 5:48	1.54	0.83	27.24	0.09	-	-
7/6/2022 6:03	1.37	0.59	16.29	0.08	23.85	-
7/6/2022 6:18	1.69	0.94	35.37	0.09	-	-
7/6/2022 6:33	1.26	0.87	21.23	0.07	-	-
7/6/2022 6:48	1.37	0.61	16.85	0.08	-	-
7/6/2022 7:03	1.32	0.96	25.1	0.07	24.64	-
7/6/2022 7:18	1.8	0.91	37.56	0.10	-	-
7/6/2022 7:33	1.54	1.02	33.47	0.09	-	-
7/6/2022 7:48	0.47	1.05	5.92	0.03	-	-
7/6/2022 8:03	1.5	1.02	32.2	0.08	27.29	-
7/6/2022 8:18	1.8	0.99	40.87	0.10	-	-
7/6/2022 8:33	1.72	1.29	49.81	0.10	-	-
7/6/2022 8:48	1.79	1.23	50.36	0.10	-	-
7/6/2022 9:03	1.69	1.23	46.28	0.09	46.83	-
7/6/2022 9:18	1.79	1.3	53.22	0.10	-	-
7/6/2022 9:33	1.79	1.23	50.36	0.10	-	-
7/6/2022 9:48	1.58	1.19	40.56	0.09	-	-
7/6/2022 10:03	1.4	1.15	32.79	0.08	44.23	-
7/6/2022 10:18	1.57	1.2	40.52	0.09	-	-
7/6/2022 10:33	1.66	1.14	41.78	0.09	-	-
7/6/2022 10:48	1.8	1.08	44.58	0.10	-	-
7/6/2022 11:03	1.65	1.29	46.86	0.09	43.44	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/6/2022 11:18	1.5	1.06	33.46	0.08	-	-
7/6/2022 11:33	1.48	1.03	31.88	0.08	-	-
7/6/2022 11:48	1.65	1.08	39.23	0.09	-	-
7/6/2022 12:03	1.65	1.16	42.14	0.09	36.68	-
7/6/2022 12:18	1.6	1.09	37.84	0.09	-	-
7/6/2022 12:33	1.58	1.16	39.53	0.09	-	-
7/6/2022 12:48	1.64	1.1	39.6	0.09	-	-
7/6/2022 13:03	1.76	1.06	42.33	0.10	39.83	-
7/6/2022 13:18	1.78	1.25	50.76	0.10	-	-
7/6/2022 13:33	1.64	1.16	41.76	0.09	-	-
7/6/2022 13:48	1.64	1.1	39.6	0.09	-	-
7/6/2022 14:03	1.57	1.07	36.13	0.09	42.06	-
7/6/2022 14:18	1.36	1.07	29.23	0.08	-	-
7/6/2022 14:33	1.33	1.04	27.49	0.07	-	-
7/6/2022 14:48	1.02	1.1	19.64	0.06	-	-
7/6/2022 15:03	0.87	1.19	16.78	0.05	23.29	-
7/6/2022 15:18	1.76	1.18	47.13	0.10	-	-
7/6/2022 15:33	1.7	1.14	43.27	0.09	-	-
7/6/2022 15:48	1.68	1.12	41.78	0.09	-	-
7/6/2022 16:03	1.36	1.28	34.97	0.08	41.79	-
7/6/2022 16:18	1.43	1.1	32.36	0.08	-	-
7/6/2022 16:33	1.39	0.95	26.8	0.08	-	-
7/6/2022 16:48	1.39	1.1	31.04	0.08	-	-
7/6/2022 17:03	1.39	1.09	30.75	0.08	30.24	-
7/6/2022 17:18	1.39	1	28.22	0.08	-	-
7/6/2022 17:33	1.39	0.95	26.8	0.08	-	-
7/6/2022 17:48	1.55	0.79	26.17	0.09	-	-
7/6/2022 18:03	0.71	0.96	10.01	0.04	22.80	-
7/6/2022 18:18	1.53	0.87	28.28	0.09	-	-
7/6/2022 18:33	1.15	0.85	18.12	0.06	-	-
7/6/2022 18:48	1.39	0.83	23.42	0.08	-	-
7/6/2022 19:03	1.21	0.85	19.54	0.07	22.34	-
7/6/2022 19:18	1.21	0.83	19.08	0.07	-	-
7/6/2022 19:33	1.21	0.83	19.08	0.07	-	-
7/6/2022 19:48	1.21	0.83	19.08	0.07	-	-
7/6/2022 20:03	1.19	0.84	18.84	0.07	19.02	-
7/6/2022 20:18	1.19	0.87	19.51	0.07	-	-
7/6/2022 20:33	1.19	0.87	19.51	0.07	-	-
7/6/2022 20:48	1.19	0.84	18.84	0.07	-	-
7/6/2022 21:03	1.19	0.82	18.39	0.07	19.06	-
7/6/2022 21:18	1.28	0.82	20.48	0.07	-	-
7/6/2022 21:33	1.3	0.82	20.96	0.07	-	-
7/6/2022 21:48	1.34	0.86	22.99	0.07	-	-
7/6/2022 22:03	1.34	0.89	23.79	0.07	22.06	-
7/6/2022 22:18	1.34	0.89	23.79	0.07	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/6/2022 22:33	1.34	0.89	23.79	0.07	-	-
7/6/2022 22:48	1.3	0.89	22.75	0.07	-	-
7/6/2022 23:03	1.3	0.77	19.68	0.07	22.50	-
7/6/2022 23:18	1.59	0.79	27.17	0.09	-	-
7/6/2022 23:33	1.64	0.8	28.8	0.09	-	-
7/6/2022 23:48	1.47	0.87	26.66	0.08	-	-
7/7/2022 0:03	1.51	0.84	26.78	0.08	27.35	29.34
7/7/2022 0:18	1.47	0.82	25.13	0.08	-	-
7/7/2022 0:33	1.16	0.83	17.93	0.06	-	-
7/7/2022 0:48	1.47	0.83	25.43	0.08	-	-
7/7/2022 1:03	1.34	0.82	21.92	0.07	22.60	-
7/7/2022 1:18	1.43	0.78	22.95	0.08	-	-
7/7/2022 1:33	1.34	0.97	25.93	0.07	-	-
7/7/2022 1:48	1.19	0.76	17.05	0.07	-	-
7/7/2022 2:03	1.18	0.75	16.61	0.07	20.64	-
7/7/2022 2:18	1.39	0.88	24.83	0.08	-	-
7/7/2022 2:33	1.19	0.78	17.49	0.07	-	-
7/7/2022 2:48	1.4	0.66	18.82	0.08	-	-
7/7/2022 3:03	1.09	0.71	13.98	0.06	18.78	-
7/7/2022 3:18	1.43	0.72	21.18	0.08	-	-
7/7/2022 3:33	1.54	0.57	18.71	0.09	-	-
7/7/2022 3:48	1.66	1.14	41.78	0.09	-	-
7/7/2022 4:03	1.5	0.92	29.04	0.08	27.68	-
7/7/2022 4:18	1.14	0.55	11.58	0.06	-	-
7/7/2022 4:33	1.5	0.57	17.99	0.08	-	-
7/7/2022 4:48	1.14	0.55	11.58	0.06	-	-
7/7/2022 5:03	1.14	0.54	11.37	0.06	13.13	-
7/7/2022 5:18	1.14	0.54	11.37	0.06	-	-
7/7/2022 5:33	1.14	0.54	11.37	0.06	-	-
7/7/2022 5:48	1.14	0.73	15.37	0.06	-	-
7/7/2022 6:03	1.36	0.75	20.49	0.08	14.65	-
7/7/2022 6:18	1.47	0.8	24.51	0.08	-	-
7/7/2022 6:33	1.47	0.88	26.97	0.08	-	-
7/7/2022 6:48	1.47	0.96	29.42	0.08	-	-
7/7/2022 7:03	1.47	1.03	31.56	0.08	28.12	-
7/7/2022 7:18	1.5	1.1	34.73	0.08	-	-
7/7/2022 7:33	1.55	0.97	32.14	0.09	-	-
7/7/2022 7:48	1.62	1.04	36.77	0.09	-	-
7/7/2022 8:03	1.71	1.13	43.26	0.10	36.73	-
7/7/2022 8:18	1.49	1.18	36.89	0.08	-	-
7/7/2022 8:33	1.33	1.23	32.52	0.07	-	-
7/7/2022 8:48	1.07	1.21	23.19	0.06	-	-
7/7/2022 9:03	1.61	0.83	29.08	0.09	30.42	-
7/7/2022 9:18	1.64	1.12	40.32	0.09	-	-
7/7/2022 9:33	1.57	1.27	42.88	0.09	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/7/2022 9:48	0.53	1.12	7.55	0.03	-	-
7/7/2022 10:03	0.59	1.3	10.28	0.03	25.26	-
7/7/2022 10:18	1.32	1.32	34.51	0.07	-	-
7/7/2022 10:33	1.29	1.03	26.03	0.07	-	-
7/7/2022 10:48	1.39	1.3	36.68	0.08	-	-
7/7/2022 11:03	1.75	1.1	43.57	0.10	35.20	-
7/7/2022 11:18	1.64	1.17	42.12	0.09	-	-
7/7/2022 11:33	1.51	1.27	40.49	0.08	-	-
7/7/2022 11:48	1.16	1.28	27.64	0.06	-	-
7/7/2022 12:03	1.29	1.32	33.36	0.07	35.90	-
7/7/2022 12:18	1.07	1.45	27.79	0.06	-	-
7/7/2022 12:33	1.29	1.22	30.83	0.07	-	-
7/7/2022 12:48	1.53	1.15	37.38	0.09	-	-
7/7/2022 13:03	1.8	1.08	44.58	0.10	35.15	-
7/7/2022 13:18	1.79	1.06	43.4	0.10	-	-
7/7/2022 13:33	1.79	1.05	42.99	0.10	-	-
7/7/2022 13:48	1.8	1.14	47.06	0.10	-	-
7/7/2022 14:03	1.61	1.39	48.7	0.09	45.54	-
7/7/2022 14:18	1.61	1.43	50.1	0.09	-	-
7/7/2022 14:33	1.61	1.43	50.1	0.09	-	-
7/7/2022 14:48	1.59	1.35	46.44	0.09	-	-
7/7/2022 15:03	1.57	1.36	45.92	0.09	48.14	-
7/7/2022 15:18	1.45	1.25	37.54	0.08	-	-
7/7/2022 15:33	1.36	1.17	31.97	0.08	-	-
7/7/2022 15:48	1.72	1.1	42.47	0.10	-	-
7/7/2022 16:03	1.76	1.25	49.92	0.10	40.48	-
7/7/2022 16:18	1.77	1.2	48.33	0.10	-	-
7/7/2022 16:33	1.79	1.14	46.67	0.10	-	-
7/7/2022 16:48	1.3	0.92	23.52	0.07	-	-
7/7/2022 17:03	0.81	0.7	8.88	0.05	31.85	-
7/7/2022 17:18	1.32	0.88	23.01	0.07	-	-
7/7/2022 17:33	1.65	1.29	46.86	0.09	-	-
7/7/2022 17:48	1.73	0.82	31.93	0.10	-	-
7/7/2022 18:03	1.78	1.15	46.7	0.10	37.13	-
7/7/2022 18:18	1.75	0.86	34.06	0.10	-	-
7/7/2022 18:33	1.76	0.92	36.74	0.10	-	-
7/7/2022 18:48	1.55	1.2	39.76	0.09	-	-
7/7/2022 19:03	1.55	1.2	39.76	0.09	37.58	-
7/7/2022 19:18	1.51	1.16	36.98	0.08	-	-
7/7/2022 19:33	1.61	1.27	44.5	0.09	-	-
7/7/2022 19:48	1.71	1.38	52.83	0.10	-	-
7/7/2022 20:03	1.54	1.23	40.37	0.09	43.67	-
7/7/2022 20:18	1.46	1.18	35.8	0.08	-	-
7/7/2022 20:33	1.73	1.29	50.24	0.10	-	-
7/7/2022 20:48	1.52	1.14	36.7	0.08	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/7/2022 21:03	1.41	1.05	30.26	0.08	38.25	-
7/7/2022 21:18	1.25	0.99	23.88	0.07	-	-
7/7/2022 21:33	0.81	1.13	14.33	0.05	-	-
7/7/2022 21:48	1.08	1.04	20.21	0.06	-	-
7/7/2022 22:03	0.85	0.98	13.35	0.05	17.94	-
7/7/2022 22:18	0.61	1.16	9.64	0.03	-	-
7/7/2022 22:33	1.25	0.84	20.26	0.07	-	-
7/7/2022 22:48	1.4	0.65	18.54	0.08	-	-
7/7/2022 23:03	1.65	0.86	31.24	0.09	19.92	-
7/7/2022 23:18	1.28	1.17	29.23	0.07	-	-
7/7/2022 23:33	1.53	1.2	39	0.09	-	-
7/7/2022 23:48	1.29	1.38	34.8731	0.07	-	-
7/8/2022 0:03	1.53	1.21	39.33	0.09	35.61	30.81
7/8/2022 0:18	1.4	1.2	34.22	0.08	-	-
7/8/2022 0:33	1.4	1.2	34.22	0.08	-	-
7/8/2022 0:48	1.3	1.12	28.63	0.07	-	-
7/8/2022 1:03	1.4	1.22	34.789	0.08	32.96	-
7/8/2022 1:18	1.36	1.11	30.33	0.08	-	-
7/8/2022 1:33	1.36	1.09	29.78	0.08	-	-
7/8/2022 1:48	1.43	1.18	34.7174	0.08	-	-
7/8/2022 2:03	1.55	1.23	40.7516	0.09	33.89	-
7/8/2022 2:18	1.59	1.28	44.0292	0.09	-	-
7/8/2022 2:33	1.59	1.28	44.0292	0.09	-	-
7/8/2022 2:48	1.55	1.21	40.089	0.09	-	-
7/8/2022 3:03	1.53	1.21	39.3295	0.09	41.87	-
7/8/2022 3:18	1.5	1.16	36.6202	0.08	-	-
7/8/2022 3:33	1.39	1.05	29.63	0.08	-	-
7/8/2022 3:48	1.5	1.05	33.15	0.08	-	-
7/8/2022 4:03	1.5	1.05	33.15	0.08	33.14	-
7/8/2022 4:18	1.53	1.06	34.45	0.09	-	-
7/8/2022 4:33	1.69	1.06	39.88	0.09	-	-
7/8/2022 4:48	1.69	1.06	39.88	0.09	-	-
7/8/2022 5:03	1.54	1.08	35.44	0.09	37.41	-
7/8/2022 5:18	1.54	1.07	35.11	0.09	-	-
7/8/2022 5:33	1.54	1.11	36.43	0.09	-	-
7/8/2022 5:48	1.27	1.03	25.43	0.07	-	-
7/8/2022 6:03	1.35	1.07	28.92	0.08	31.47	-
7/8/2022 6:18	1.66	1.13	41.41	0.09	-	-
7/8/2022 6:33	1.33	0.81	21.41	0.07	-	-
7/8/2022 6:48	1.11	0.6	12.14	0.06	-	-
7/8/2022 7:03	1.29	1.07	27.04	0.07	25.50	-
7/8/2022 7:18	1.39	1.01	28.5	0.08	-	-
7/8/2022 7:33	1.69	1.14	42.89	0.09	-	-
7/8/2022 7:48	1.39	1.05	29.63	0.08	-	-
7/8/2022 8:03	0.86	1.26	17.46	0.05	29.62	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/8/2022 8:18	1.46	1.2	36.4	0.08	-	-
7/8/2022 8:33	1.05	1.2	22.36	0.06	-	-
7/8/2022 8:48	0.64	1.25	11.16	0.04	-	-
7/8/2022 9:03	0.53	1.3	8.7655	0.03	19.67	-
7/8/2022 9:18	0.38	1.32	5.4172	0.02	-	-
7/8/2022 9:33	0.59	1.34	10.6013	0.03	-	-
7/8/2022 9:48	0.44	1.31	6.6916	0.02	-	-
7/8/2022 10:03	0.41	1.26	5.7923	0.02	7.13	-
7/8/2022 10:18	0.32	0.93	2.9524	0.02	-	-
7/8/2022 10:33	0.23	0.58	1.12	0.01	-	-
7/8/2022 10:48	0.64	1.06	9.47	0.04	-	-
7/8/2022 11:03	0.9	1.39	20.61	0.05	8.54	-
7/8/2022 11:18	0.78	1.14	13.67	0.04	-	-
7/8/2022 11:33	0.91	1.07	16.13	0.05	-	-
7/8/2022 11:48	1.02	1.1	19.64	0.06	-	-
7/8/2022 12:03	1.21	1.13	25.98	0.07	18.86	-
7/8/2022 12:18	1.59	1.22	41.97	0.09	-	-
7/8/2022 12:33	1.23	1.12	26.38	0.07	-	-
7/8/2022 12:48	1.43	1.15	33.83	0.08	-	-
7/8/2022 13:03	1.27	1.24	30.62	0.07	33.20	-
7/8/2022 13:18	1.14	1.33	27.99	0.06	-	-
7/8/2022 13:33	1.48	1.04	32.19	0.08	-	-
7/8/2022 13:48	1.52	0.91	29.29	0.08	-	-
7/8/2022 14:03	1.57	0.7	23.63	0.09	28.28	-
7/8/2022 14:18	1.48	0.97	30.02	0.08	-	-
7/8/2022 14:33	1.37	0.68	18.78	0.08	-	-
7/8/2022 14:48	1.58	1	34.08	0.09	-	-
7/8/2022 15:03	1.57	0.97	32.75	0.09	28.91	-
7/8/2022 15:18	1.58	1	34.08	0.09	-	-
7/8/2022 15:33	1.69	1	37.63	0.09	-	-
7/8/2022 15:48	1.69	1	37.63	0.09	-	-
7/8/2022 16:03	1.78	0.98	39.79	0.10	37.28	-
7/8/2022 16:18	1.71	0.89	34.07	0.10	-	-
7/8/2022 16:33	1.65	0.8	29.06	0.09	-	-
7/8/2022 16:48	1.3	0.8	20.45	0.07	-	-
7/8/2022 17:03	1.33	0.92	24.32	0.07	26.98	-
7/8/2022 17:18	1.36	1.11	30.33	0.08	-	-
7/8/2022 17:33	1.68	0.86	32.08	0.09	-	-
7/8/2022 17:48	1.71	0.72	27.56	0.10	-	-
7/8/2022 18:03	1.65	0.65	23.61	0.09	28.40	-
7/8/2022 18:18	1.68	0.82	30.59	0.09	-	-
7/8/2022 18:33	1.68	0.82	30.59	0.09	-	-
7/8/2022 18:48	1.65	0.82	29.79	0.09	-	-
7/8/2022 19:03	1.65	1.03	37.41	0.09	32.10	-
7/8/2022 19:18	1.47	0.88	26.97	0.08	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/8/2022 19:33	1.25	0.75	18.09	0.07	-	-
7/8/2022 19:48	0.65	1.15	10.51	0.04	-	-
7/8/2022 20:03	1.79	0.99	40.53	0.10	24.03	-
7/8/2022 20:18	1.51	0.81	25.82	0.08	-	-
7/8/2022 20:33	1.48	0.81	25.07	0.08	-	-
7/8/2022 20:48	1.48	0.92	28.47	0.08	-	-
7/8/2022 21:03	1.5	0.81	25.57	0.08	26.23	-
7/8/2022 21:18	1.48	0.8	24.76	0.08	-	-
7/8/2022 21:33	1.48	0.8	24.76	0.08	-	-
7/8/2022 21:48	1.5	0.85	26.83	0.08	-	-
7/8/2022 22:03	1.5	0.8	25.26	0.08	25.40	-
7/8/2022 22:18	1.36	0.77	21.04	0.08	-	-
7/8/2022 22:33	1.5	0.77	24.31	0.08	-	-
7/8/2022 22:48	1.75	0.74	29.31	0.10	-	-
7/8/2022 23:03	1.71	0.61	23.35	0.10	24.50	-
7/8/2022 23:18	1.71	0.61	23.35	0.10	-	-
7/8/2022 23:33	1.75	0.61	24.16	0.10	-	-
7/8/2022 23:48	1.71	0.61	23.35	0.10	-	-
7/9/2022 0:03	1.71	0.89	34.07	0.10	26.23	27.69
7/9/2022 0:18	1.54	0.89	29.21	0.09	-	-
7/9/2022 0:33	1.54	0.89	29.21	0.09	-	-
7/9/2022 0:48	1.54	0.94	30.85	0.09	-	-
7/9/2022 1:03	1.47	0.94	28.8	0.08	29.52	-
7/9/2022 1:18	1.47	0.94	28.8	0.08	-	-
7/9/2022 1:33	1.5	0.95	29.99	0.08	-	-
7/9/2022 1:48	1.58	0.95	32.38	0.09	-	-
7/9/2022 2:03	1.5	1.01	31.88	0.08	30.76	-
7/9/2022 2:18	1.58	1.01	34.42	0.09	-	-
7/9/2022 2:33	1.58	0.95	32.38	0.09	-	-
7/9/2022 2:48	1.58	0.89	30.33	0.09	-	-
7/9/2022 3:03	1.53	0.89	28.93	0.09	31.52	-
7/9/2022 3:18	1.53	0.77	25.03	0.09	-	-
7/9/2022 3:33	1.46	0.54	16.38	0.08	-	-
7/9/2022 3:48	1.46	0.54	16.38	0.08	-	-
7/9/2022 4:03	1.26	0.47	11.47	0.07	17.32	-
7/9/2022 4:18	1.26	0.47	11.47	0.07	-	-
7/9/2022 4:33	1.29	0.64	16.17	0.07	-	-
7/9/2022 4:48	1.36	0.98	26.77	0.08	-	-
7/9/2022 5:03	1.36	0.6	16.39	0.08	17.70	-
7/9/2022 5:18	1.54	0.53	17.39	0.09	-	-
7/9/2022 5:33	1.54	0.44	14.44	0.09	-	-
7/9/2022 5:48	1.54	0.6	19.69	0.09	-	-
7/9/2022 6:03	1.54	0.54	17.72	0.09	17.31	-
7/9/2022 6:18	1.29	0.54	13.65	0.07	-	-
7/9/2022 6:33	1.29	0.79	19.96	0.07	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/9/2022 6:48	1.32	0.87	22.74	0.07	-	-
7/9/2022 7:03	1.32	0.87	22.74	0.07	19.77	-
7/9/2022 7:18	1.32	0.88	23.01	0.07	-	-
7/9/2022 7:33	1.54	0.9	29.54	0.09	-	-
7/9/2022 7:48	1.54	0.87	28.55	0.09	-	-
7/9/2022 8:03	1.54	0.85	27.89	0.09	27.25	-
7/9/2022 8:18	1.61	0.7	24.53	0.09	-	-
7/9/2022 8:33	1.61	0.7	24.53	0.09	-	-
7/9/2022 8:48	1.68	0.7	26.11	0.09	-	-
7/9/2022 9:03	1.37	0.6	16.57	0.08	22.94	-
7/9/2022 9:18	1.51	1.02	32.52	0.08	-	-
7/9/2022 9:33	1.68	0.99	36.93	0.09	-	-
7/9/2022 9:48	1.51	0.92	29.33	0.08	-	-
7/9/2022 10:03	1.36	0.84	22.95	0.08	30.43	-
7/9/2022 10:18	1.23	0.55	12.95	0.07	-	-
7/9/2022 10:33	1.64	0.83	29.88	0.09	-	-
7/9/2022 10:48	1.5	0.6	18.94	0.08	-	-
7/9/2022 11:03	1.65	0.58	21.07	0.09	20.71	-
7/9/2022 11:18	1.5	0.65	20.52	0.08	-	-
7/9/2022 11:33	1.61	0.64	22.42	0.09	-	-
7/9/2022 11:48	1.25	0.79	19.06	0.07	-	-
7/9/2022 12:03	1.46	0.89	27	0.08	22.25	-
7/9/2022 12:18	1.5	0.79	24.94	0.08	-	-
7/9/2022 12:33	1.46	0.79	23.97	0.08	-	-
7/9/2022 12:48	1.46	0.79	23.97	0.08	-	-
7/9/2022 13:03	1.46	0.67	20.33	0.08	23.30	-
7/9/2022 13:18	1.29	0.67	16.93	0.07	-	-
7/9/2022 13:33	1.29	0.67	16.93	0.07	-	-
7/9/2022 13:48	1.53	0.69	22.43	0.09	-	-
7/9/2022 14:03	1.53	0.69	22.43	0.09	19.68	-
7/9/2022 14:18	1.55	0.69	22.86	0.09	-	-
7/9/2022 14:33	1.75	0.89	35.25	0.10	-	-
7/9/2022 14:48	1.75	0.8	31.68	0.10	-	-
7/9/2022 15:03	1.55	0.64	21.2	0.09	27.75	-
7/9/2022 15:18	1.5	0.64	20.2	0.08	-	-
7/9/2022 15:33	1.5	0.8	25.26	0.08	-	-
7/9/2022 15:48	1.5	0.65	20.52	0.08	-	-
7/9/2022 16:03	1.78	0.65	26.39	0.10	23.09	-
7/9/2022 16:18	1.78	0.7	28.42	0.10	-	-
7/9/2022 16:33	1.25	0.64	15.44	0.07	-	-
7/9/2022 16:48	1.79	0.95	38.9	0.10	-	-
7/9/2022 17:03	1.79	0.66	27.02	0.10	27.45	-
7/9/2022 17:18	1.48	0.54	16.71	0.08	-	-
7/9/2022 17:33	1.44	0.58	17.24	0.08	-	-
7/9/2022 17:48	1.48	0.58	17.95	0.08	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/9/2022 18:03	1.48	0.58	17.95	0.08	17.46	-
7/9/2022 18:18	1.48	0.58	17.95	0.08	-	-
7/9/2022 18:33	1.44	0.58	17.24	0.08	-	-
7/9/2022 18:48	1.41	0.64	18.44	0.08	-	-
7/9/2022 19:03	1.41	0.64	18.44	0.08	18.02	-
7/9/2022 19:18	1.37	0.61	16.85	0.08	-	-
7/9/2022 19:33	1.48	0.76	23.52	0.08	-	-
7/9/2022 19:48	1.21	0.54	12.41	0.07	-	-
7/9/2022 20:03	1.07	0.47	9.01	0.06	15.45	-
7/9/2022 20:18	1.39	0.81	22.85	0.08	-	-
7/9/2022 20:33	1.25	0.57	13.75	0.07	-	-
7/9/2022 20:48	1.25	0.57	13.75	0.07	-	-
7/9/2022 21:03	1.19	0.61	13.68	0.07	16.01	-
7/9/2022 21:18	1.78	1.06	43.04	0.10	-	-
7/9/2022 21:33	1.79	1.02	41.76	0.10	-	-
7/9/2022 21:48	1.78	0.86	34.92	0.10	-	-
7/9/2022 22:03	1.29	0.63	15.92	0.07	33.91	-
7/9/2022 22:18	1.57	0.75	25.32	0.09	-	-
7/9/2022 22:33	1.73	0.9	35.05	0.10	-	-
7/9/2022 22:48	1.78	1.04	42.23	0.10	-	-
7/9/2022 23:03	1.14	0.88	18.52	0.06	30.28	-
7/9/2022 23:18	1.18	0.69	15.28	0.07	-	-
7/9/2022 23:33	1.36	0.8	21.86	0.08	-	-
7/9/2022 23:48	1.25	0.73	17.61	0.07	-	-
7/10/2022 0:03	1.75	1.02	40.4	0.10	23.79	23.59
7/10/2022 0:18	1.36	0.52	14.21	0.08	-	-
7/10/2022 0:33	1.36	0.52	14.21	0.08	-	-
7/10/2022 0:48	1.36	0.53	14.48	0.08	-	-
7/10/2022 1:03	1.46	1.08	32.76	0.08	18.92	-
7/10/2022 1:18	1.46	0.91	27.61	0.08	-	-
7/10/2022 1:33	1.5	0.62	19.57	0.08	-	-
7/10/2022 1:48	1.5	0.5	15.78	0.08	-	-
7/10/2022 2:03	1.5	0.62	19.57	0.08	20.63	-
7/10/2022 2:18	1.34	0.56	14.97	0.07	-	-
7/10/2022 2:33	1.34	0.52	13.9	0.07	-	-
7/10/2022 2:48	1.21	0.52	11.95	0.07	-	-
7/10/2022 3:03	1.21	0.56	12.87	0.07	13.42	-
7/10/2022 3:18	1.07	0.59	11.31	0.06	-	-
7/10/2022 3:33	1.09	0.64	12.61	0.06	-	-
7/10/2022 3:48	1.18	0.64	14.18	0.07	-	-
7/10/2022 4:03	1.18	0.66	14.62	0.07	13.18	-
7/10/2022 4:18	1.18	0.66	14.62	0.07	-	-
7/10/2022 4:33	1.15	0.73	15.57	0.06	-	-
7/10/2022 4:48	1.34	0.88	23.52	0.07	-	-
7/10/2022 5:03	1.15	0.75	15.99	0.06	17.43	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/10/2022 5:18	1.11	0.72	14.57	0.06	-	-
7/10/2022 5:33	1.53	0.71	23.08	0.09	-	-
7/10/2022 5:48	1.19	0.72	16.15	0.07	-	-
7/10/2022 6:03	1.19	0.71	15.92	0.07	17.43	-
7/10/2022 6:18	1.19	0.61	13.68	0.07	-	-
7/10/2022 6:33	1.19	0.54	12.11	0.07	-	-
7/10/2022 6:48	1.19	0.54	12.11	0.07	-	-
7/10/2022 7:03	1.25	0.61	14.71	0.07	13.15	-
7/10/2022 7:18	1.25	0.61	14.71	0.07	-	-
7/10/2022 7:33	1.29	0.73	18.45	0.07	-	-
7/10/2022 7:48	1.44	0.73	21.7	0.08	-	-
7/10/2022 8:03	1.48	0.86	26.62	0.08	20.37	-
7/10/2022 8:18	1.19	0.69	15.48	0.07	-	-
7/10/2022 8:33	1.01	0.52	9.15	0.06	-	-
7/10/2022 8:48	1.07	0.54	10.35	0.06	-	-
7/10/2022 9:03	1.3	0.54	13.8	0.07	12.20	-
7/10/2022 9:18	1.47	0.66	20.22	0.08	-	-
7/10/2022 9:33	1.07	0.48	9.2	0.06	-	-
7/10/2022 9:48	1.07	0.74	14.18	0.06	-	-
7/10/2022 10:03	1.18	0.61	13.51	0.07	14.28	-
7/10/2022 10:18	1.18	0.61	13.51	0.07	-	-
7/10/2022 10:33	1.18	0.61	13.51	0.07	-	-
7/10/2022 10:48	1.18	0.74	16.39	0.07	-	-
7/10/2022 11:03	1.61	0.91	31.88	0.09	18.82	-
7/10/2022 11:18	1.66	0.97	35.55	0.09	-	-
7/10/2022 11:33	1.66	0.98	35.92	0.09	-	-
7/10/2022 11:48	1.69	0.82	30.85	0.09	-	-
7/10/2022 12:03	1.72	0.7	27.03	0.10	32.34	-
7/10/2022 12:18	1.76	1.02	40.74	0.10	-	-
7/10/2022 12:33	1.64	0.89	32.04	0.09	-	-
7/10/2022 12:48	1.59	0.66	22.7	0.09	-	-
7/10/2022 13:03	1.14	0.7	14.73	0.06	27.55	-
7/10/2022 13:18	1.14	0.7	14.73	0.06	-	-
7/10/2022 13:33	1.05	0.54	10.06	0.06	-	-
7/10/2022 13:48	1.14	0.66	13.89	0.06	-	-
7/10/2022 14:03	1.14	0.61	12.84	0.06	12.88	-
7/10/2022 14:18	1.14	0.61	12.84	0.06	-	-
7/10/2022 14:33	1.16	0.59	12.74	0.06	-	-
7/10/2022 14:48	1.21	0.61	14.02	0.07	-	-
7/10/2022 15:03	1.43	0.67	19.71	0.08	14.83	-
7/10/2022 15:18	1.65	0.67	24.34	0.09	-	-
7/10/2022 15:33	1.65	0.67	24.34	0.09	-	-
7/10/2022 15:48	1.65	0.67	24.34	0.09	-	-
7/10/2022 16:03	1.65	0.67	24.34	0.09	24.34	-
7/10/2022 16:18	1.66	0.73	26.75	0.09	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/10/2022 16:33	1.76	0.79	31.55	0.10	-	-
7/10/2022 16:48	1.72	0.84	32.43	0.10	-	-
7/10/2022 17:03	1.76	0.87	34.75	0.10	31.37	-
7/10/2022 17:18	1.72	0.9	34.75	0.10	-	-
7/10/2022 17:33	1.75	0.91	36.04	0.10	-	-
7/10/2022 17:48	1.8	0.93	38.39	0.10	-	-
7/10/2022 18:03	1.78	0.86	34.92	0.10	36.03	-
7/10/2022 18:18	1.57	0.58	19.58	0.09	-	-
7/10/2022 18:33	1.03	0.54	9.78	0.06	-	-
7/10/2022 18:48	1.04	0.69	12.68	0.06	-	-
7/10/2022 19:03	1.34	0.63	16.84	0.07	14.72	-
7/10/2022 19:18	1.59	1.04	35.77	0.09	-	-
7/10/2022 19:33	1.37	0.82	22.65	0.08	-	-
7/10/2022 19:48	1.44	0.53	15.75	0.08	-	-
7/10/2022 20:03	1.73	0.65	25.31	0.10	24.87	-
7/10/2022 20:18	1.72	0.55	21.24	0.10	-	-
7/10/2022 20:33	1.78	0.55	22.33	0.10	-	-
7/10/2022 20:48	1.72	0.55	21.24	0.10	-	-
7/10/2022 21:03	1.72	0.63	24.33	0.10	22.29	-
7/10/2022 21:18	1.59	0.55	18.92	0.09	-	-
7/10/2022 21:33	1.59	0.61	20.98	0.09	-	-
7/10/2022 21:48	1.59	0.63	21.67	0.09	-	-
7/10/2022 22:03	1.64	0.63	22.68	0.09	21.06	-
7/10/2022 22:18	1.64	0.67	24.12	0.09	-	-
7/10/2022 22:33	1.64	0.67	24.12	0.09	-	-
7/10/2022 22:48	1.52	0.7	22.53	0.08	-	-
7/10/2022 23:03	1.34	0.73	19.51	0.07	22.57	-
7/10/2022 23:18	1.68	0.64	23.87	0.09	-	-
7/10/2022 23:33	1.66	0.65	23.82	0.09	-	-
7/10/2022 23:48	1.26	0.63	15.38	0.07	-	-
7/11/2022 0:03	1.66	0.64	23.46	0.09	21.63	20.47
7/11/2022 0:18	1.66	0.64	23.46	0.09	-	-
7/11/2022 0:33	1.66	0.63	23.09	0.09	-	-
7/11/2022 0:48	1.35	0.52	14.05	0.08	-	-
7/11/2022 1:03	1.19	0.44	9.87	0.07	17.62	-
7/11/2022 1:18	1.54	0.65	21.33	0.09	-	-
7/11/2022 1:33	1.33	0.61	16.13	0.07	-	-
7/11/2022 1:48	1.29	0.58	14.66	0.07	-	-
7/11/2022 2:03	1.64	1.05	37.8	0.09	22.48	-
7/11/2022 2:18	0.86	0.85	11.78	0.05	-	-
7/11/2022 2:33	1.16	1.15	24.84	0.06	-	-
7/11/2022 2:48	1.29	0.92	23.25	0.07	-	-
7/11/2022 3:03	1.57	0.92	31.06	0.09	22.73	-
7/11/2022 3:18	1.57	0.92	31.06	0.09	-	-
7/11/2022 3:33	1.5	0.88	27.78	0.08	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/11/2022 3:48	1.53	0.79	25.68	0.09	-	-
7/11/2022 4:03	1.61	0.85	29.78	0.09	28.58	-
7/11/2022 4:18	1.79	1.01	41.35	0.10	-	-
7/11/2022 4:33	1.76	0.75	29.95	0.10	-	-
7/11/2022 4:48	1.73	0.52	20.25	0.10	-	-
7/11/2022 5:03	1.75	0.58	22.97	0.10	28.63	-
7/11/2022 5:18	1.79	0.61	24.97	0.10	-	-
7/11/2022 5:33	1.09	0.38	7.48	0.06	-	-
7/11/2022 5:48	1.21	0.64	14.71	0.07	-	-
7/11/2022 6:03	1.4	0.79	22.53	0.08	17.42	-
7/11/2022 6:18	1.62	0.9	31.82	0.09	-	-
7/11/2022 6:33	1.47	0.97	29.72	0.08	-	-
7/11/2022 6:48	1.44	1.01	30.02	0.08	-	-
7/11/2022 7:03	1.79	0.9	36.85	0.10	32.10	-
7/11/2022 7:18	1.62	0.97	34.3	0.09	-	-
7/11/2022 7:33	1.47	0.99	30.34	0.08	-	-
7/11/2022 7:48	1.44	0.99	29.43	0.08	-	-
7/11/2022 8:03	1.18	0.86	19.05	0.07	28.28	-
7/11/2022 8:18	1.34	0.69	18.44	0.07	-	-
7/11/2022 8:33	1.18	0.95	21.04	0.07	-	-
7/11/2022 8:48	1.19	1.37	30.73	0.07	-	-
7/11/2022 9:03	1.55	1.28	42.41	0.09	28.16	-
7/11/2022 9:18	1.44	1.25	37.16	0.08	-	-
7/11/2022 9:33	1.39	1.22	34.42	0.08	-	-
7/11/2022 9:48	1.37	1.14	31.49	0.08	-	-
7/11/2022 10:03	1.35	0.89	24.05	0.08	31.78	-
7/11/2022 10:18	1.33	0.61	16.13	0.07	-	-
7/11/2022 10:33	1.65	1.33	48.31	0.09	-	-
7/11/2022 10:48	1.36	0.93	25.41	0.08	-	-
7/11/2022 11:03	1.51	0.91	29.01	0.08	29.72	-
7/11/2022 11:18	1.21	0.74	17.01	0.07	-	-
7/11/2022 11:33	1.46	0.82	24.88	0.08	-	-
7/11/2022 11:48	1.72	1.13	43.63	0.10	-	-
7/11/2022 12:03	1.6	1.02	35.41	0.09	30.23	-
7/11/2022 12:18	1.53	1.11	36.08	0.09	-	-
7/11/2022 12:33	1.46	1.17	35.49	0.08	-	-
7/11/2022 12:48	1.29	1.13	28.56	0.07	-	-
7/11/2022 13:03	1.03	1.08	19.56	0.06	29.92	-
7/11/2022 13:18	0.86	0.96	13.3	0.05	-	-
7/11/2022 13:33	1.66	0.89	32.62	0.09	-	-
7/11/2022 13:48	1.23	0.66	15.54	0.07	-	-
7/11/2022 14:03	1.31	0.75	19.39	0.07	20.21	-
7/11/2022 14:18	1.23	0.89	20.96	0.07	-	-
7/11/2022 14:33	1.55	0.89	29.49	0.09	-	-
7/11/2022 14:48	1.23	0.99	23.32	0.07	-	-

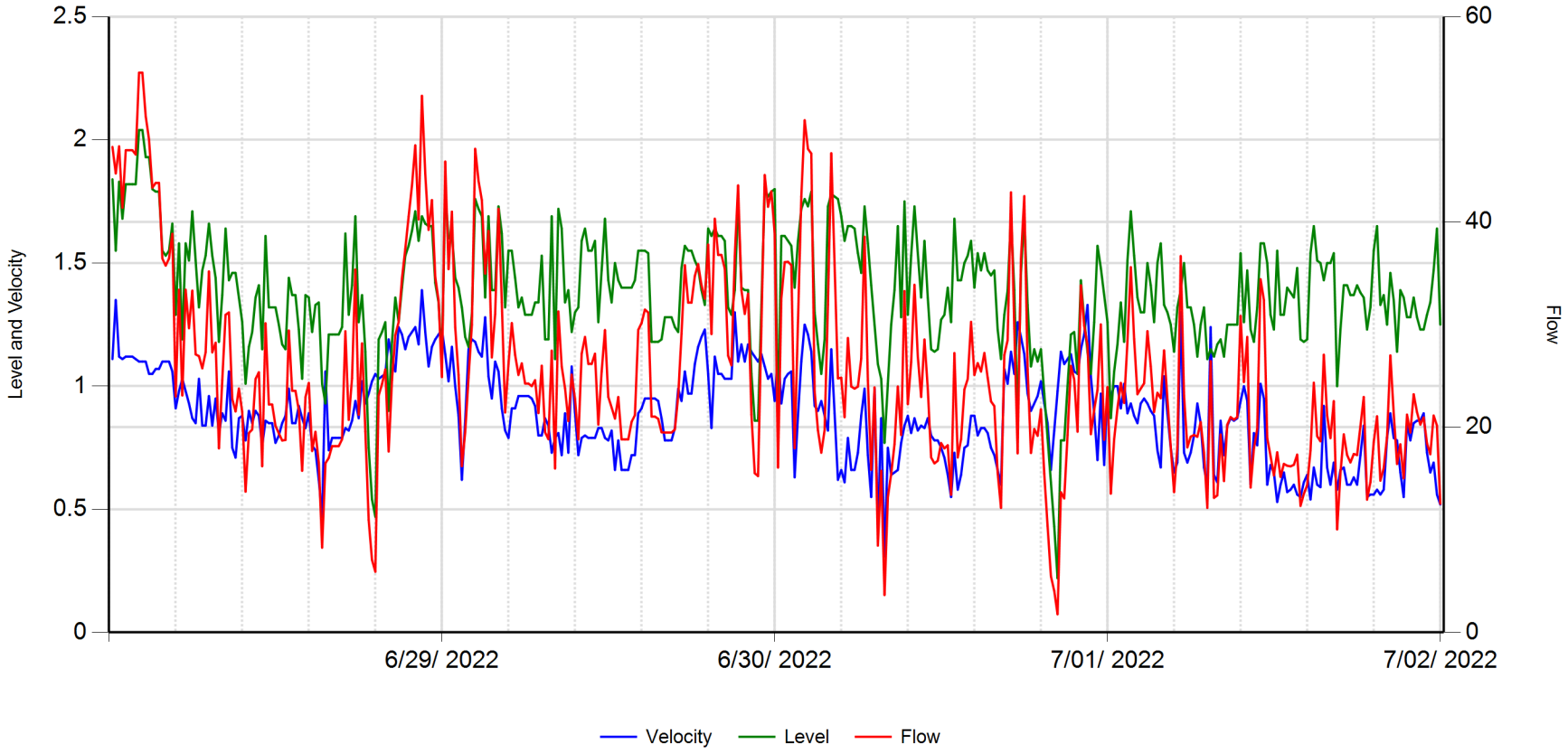
MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/11/2022 15:03	1.22	1.05	24.43	0.07	24.55	-
7/11/2022 15:18	1.47	1.05	32.18	0.08	-	-
7/11/2022 15:33	1.36	1.04	28.41	0.08	-	-
7/11/2022 15:48	1.36	1.05	28.69	0.08	-	-
7/11/2022 16:03	1.47	1.04	31.87	0.08	30.29	-
7/11/2022 16:18	1.47	0.95	29.11	0.08	-	-
7/11/2022 16:33	1.69	0.89	33.49	0.09	-	-
7/11/2022 16:48	1.69	0.95	35.75	0.09	-	-
7/11/2022 17:03	1.8	0.89	36.74	0.10	33.77	-
7/11/2022 17:18	1.8	0.81	33.44	0.10	-	-
7/11/2022 17:33	1.32	0.79	20.65	0.07	-	-
7/11/2022 17:48	1.4	0.92	26.23	0.08	-	-
7/11/2022 18:03	1.47	1.08	33.09	0.08	28.35	-
7/11/2022 18:18	1.82	0.93	39.02	0.10	-	-
7/11/2022 18:33	1.84	0.87	37.09	0.10	-	-
7/11/2022 18:48	1.86	0.61	26.42	0.10	-	-
7/11/2022 19:03	1.84	0.93	39.65	0.10	35.55	-
7/11/2022 19:18	1.84	0.93	39.65	0.10	-	-
7/11/2022 19:33	1.84	0.93	39.65	0.10	-	-
7/11/2022 19:48	1.71	0.93	35.6	0.10	-	-
7/11/2022 20:03	1.38	0.79	22.05	0.08	34.24	-
7/11/2022 20:18	1.11	0.68	13.76	0.06	-	-
7/11/2022 20:33	1.33	0.57	15.07	0.07	-	-
7/11/2022 20:48	1.82	0.91	38.18	0.10	-	-
7/11/2022 21:03	1.51	0.54	17.22	0.08	21.06	-
7/11/2022 21:18	1.41	0.57	16.43	0.08	-	-
7/11/2022 21:33	1.51	0.57	18.17	0.08	-	-
7/11/2022 21:48	1.51	0.68	21.68	0.08	-	-
7/11/2022 22:03	1.51	0.68	21.68	0.08	19.49	-
7/11/2022 22:18	1.72	0.69	26.64	0.10	-	-
7/11/2022 22:33	1.72	0.73	28.19	0.10	-	-
7/11/2022 22:48	1.72	0.7	27.03	0.10	-	-
7/11/2022 23:03	1.76	0.73	29.16	0.10	27.76	-
7/11/2022 23:18	1.76	0.73	29.16	0.10	-	-
7/11/2022 23:33	1.59	0.73	25.11	0.09	-	-
7/11/2022 23:48	1.65	0.7	25.43	0.09	-	-
7/12/2022 0:03	1.57	0.67	22.62	0.09	25.58	26.98
7/12/2022 0:18	1.23	0.67	15.78	0.07	-	-
7/12/2022 0:33	1.48	0.69	21.36	0.08	-	-
7/12/2022 0:48	1.48	0.67	20.74	0.08	-	-
7/12/2022 1:03	1.15	0.67	14.29	0.06	18.04	-
7/12/2022 1:18	1.4	0.74	21.1	0.08	-	-
7/12/2022 1:33	1.8	0.86	35.5	0.10	-	-
7/12/2022 1:48	1.78	0.55	22.33	0.10	-	-
7/12/2022 2:03	1.3	0.61	15.59	0.07	23.63	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/12/2022 2:18	1.73	0.53	20.64	0.10	-	-
7/12/2022 2:33	1.51	0.58	18.49	0.08	-	-
7/12/2022 2:48	1.33	0.6	15.86	0.07	-	-
7/12/2022 3:03	1.19	0.62	13.91	0.07	17.23	-
7/12/2022 3:18	1.46	0.71	21.54	0.08	-	-
7/12/2022 3:33	1.51	0.56	17.85	0.08	-	-
7/12/2022 3:48	1.29	0.53	13.39	0.07	-	-
7/12/2022 4:03	1.46	0.62	18.81	0.08	17.90	-
7/12/2022 4:18	1.46	0.56	16.99	0.08	-	-
7/12/2022 4:33	1.37	0.56	15.47	0.08	-	-
7/12/2022 4:48	1.37	0.6	16.57	0.08	-	-
7/12/2022 5:03	1.62	0.73	25.81	0.09	18.71	-
7/12/2022 5:18	1.37	0.66	18.23	0.08	-	-
7/12/2022 5:33	1.41	0.73	21.04	0.08	-	-
7/12/2022 5:48	1.57	0.74	24.98	0.09	-	-
7/12/2022 6:03	1.43	0.74	21.77	0.08	21.51	-
7/12/2022 6:18	1.43	0.74	21.77	0.08	-	-
7/12/2022 6:33	1.56	0.79	26.42	0.09	-	-
7/12/2022 6:48	1.69	0.84	31.61	0.09	-	-
7/12/2022 7:03	1.8	0.89	36.74	0.10	29.14	-
7/12/2022 7:18	1.8	0.96	39.63	0.10	-	-
7/12/2022 7:33	1.8	0.58	23.94	0.10	-	-
7/12/2022 7:48	1.72	0.62	23.94	0.10	-	-
7/12/2022 8:03	1.66	0.68	24.92	0.09	28.11	-
7/12/2022 8:18	1.66	0.92	33.72	0.09	-	-
7/12/2022 8:33	1.59	0.76	26.14	0.09	-	-
7/12/2022 8:48	0.66	1.06	9.91	0.04	-	-
7/12/2022 9:03	1.01	0.97	17.06	0.06	21.71	-
7/12/2022 9:18	1.55	0.88	29.16	0.09	-	-
7/12/2022 9:33	1.44	0.91	27.05	0.08	-	-
7/12/2022 9:48	1.54	1.17	38.4	0.09	-	-
7/12/2022 10:03	1.72	1	38.61	0.10	33.31	-
7/12/2022 10:18	1.61	1.05	36.79	0.09	-	-
7/12/2022 10:33	1.53	1.11	36.08	0.09	-	-
7/12/2022 10:48	0.73	1.08	11.73	0.04	-	-
7/12/2022 11:03	1.54	1.1	36.1	0.09	30.18	-
7/12/2022 11:18	1.41	1.13	32.56	0.08	-	-
7/12/2022 11:33	1.45	1.08	32.43	0.08	-	-
7/12/2022 11:48	1.48	1.03	31.88	0.08	-	-
7/12/2022 12:03	1.47	1.13	34.63	0.08	32.88	-
7/12/2022 12:18	1.37	1.16	32.04	0.08	-	-
7/12/2022 12:33	1.42	1.23	35.82	0.08	-	-
7/12/2022 12:48	1.57	1.37	46.26	0.09	-	-
7/12/2022 13:03	1.63	1.11	39.6	0.09	38.43	-
7/12/2022 13:18	1.72	0.83	32.05	0.10	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/12/2022 13:33	1.64	1.23	44.28	0.09	-	-
7/12/2022 13:48	1.9	1.01	45.13	0.11	-	-
7/12/2022 14:03	1.46	0.86	26.09	0.08	36.89	-
7/12/2022 14:18	1.64	1.01	36.36	0.09	-	-
7/12/2022 14:33	1.64	1.01	36.36	0.09	-	-
7/12/2022 14:48	1.89	1.01	44.78	0.11	-	-
7/12/2022 15:03	1.51	1.01	32.2	0.08	37.43	-
7/12/2022 15:18	1.89	1.05	46.56	0.11	-	-
7/12/2022 15:33	1.89	1.01	44.78	0.11	-	-
7/12/2022 15:48	1.89	1.05	46.56	0.11	-	-
7/12/2022 16:03	1.83	1.1	46.52	0.10	46.11	-
7/12/2022 16:18	1.83	1.05	44.41	0.10	-	-
7/12/2022 16:33	1.85	1.06	45.55	0.10	-	-
7/12/2022 16:48	1.89	1.07	47.45	0.11	-	-
7/12/2022 17:03	1.89	1.09	48.33	0.11	46.44	-
7/12/2022 17:18	1.84	1.05	44.76	0.10	-	-
7/12/2022 17:33	1.85	1.08	46.41	0.10	-	-
7/12/2022 17:48	1.87	1.11	48.46	0.10	-	-
7/12/2022 18:03	1.88	1.11	48.84	0.10	47.12	-
7/12/2022 18:18	1.88	1.1	48.4	0.10	-	-
7/12/2022 18:33	1.89	1.1	48.78	0.11	-	-
7/12/2022 18:48	1.87	0.96	41.91	0.10	-	-
7/12/2022 19:03	1.89	0.53	23.5	0.11	40.65	-
7/12/2022 19:18	1.25	0.52	12.54	0.07	-	-
7/12/2022 19:33	1.87	0.68	29.69	0.10	-	-
7/12/2022 19:48	1.43	0.54	15.89	0.08	-	-
7/12/2022 20:03	1.43	0.54	15.89	0.08	18.50	-
7/12/2022 20:18	1.43	0.62	18.24	0.08	-	-
7/12/2022 20:33	1.47	0.59	18.08	0.08	-	-
7/12/2022 20:48	1.51	0.56	17.85	0.08	-	-
7/12/2022 21:03	1.61	0.57	19.97	0.09	18.54	-
7/12/2022 21:18	1.71	0.53	20.29	0.10	-	-
7/12/2022 21:33	1.82	0.61	25.59	0.10	-	-
7/12/2022 21:48	1.61	0.57	19.97	0.09	-	-
7/12/2022 22:03	1.61	0.61	21.37	0.09	21.81	-
7/12/2022 22:18	1.71	0.63	24.12	0.10	-	-
7/12/2022 22:33	1.72	0.72	27.8	0.10	-	-
7/12/2022 22:48	1.72	0.83	32.05	0.10	-	-
7/12/2022 23:03	1.76	0.83	33.15	0.10	29.28	-
7/12/2022 23:18	1.62	0.74	26.16	0.09	-	-
7/12/2022 23:33	1.5	0.62	19.57	0.08	-	-
7/12/2022 23:48	1.59	0.53	18.23	0.09	-	-
7/13/2022 0:03	1.22	0.97	22.57	0.07	21.63	28.90
7/13/2022 0:18	1.18	0.66	14.62	0.07	-	-
7/13/2022 0:33	1.15	0.54	11.51	0.06	-	-

MH 19						
Date (PST)	Level (in)	Velocity (fps)	Flow (gpm)	d/D	Hourly (gpm)	Daily (gpm)
7/13/2022 0:48	1.78	0.54	21.93	0.10	-	-
7/13/2022 1:03	1.8	0.58	23.94	0.10	18.00	-
7/13/2022 1:18	1.84	0.62	26.43	0.10	-	-
7/13/2022 1:33	1.79	0.66	27.02	0.10	-	-
7/13/2022 1:48	1.71	0.7	26.8	0.10	-	-
7/13/2022 2:03	1.79	0.7	28.66	0.10	27.23	-
7/13/2022 2:18	1.8	1.17	48.3	0.10	-	-
7/13/2022 2:33	1.84	1.05	44.76	0.10	-	-
7/13/2022 2:48	1.79	0.7	28.66	0.10	-	-
7/13/2022 3:03	1.8	0.7	28.89	0.10	37.65	-
7/13/2022 3:18	1.8	0.67	27.66	0.10	-	-
7/13/2022 3:33	1.82	0.59	24.75	0.10	-	-
7/13/2022 3:48	1.65	0.59	21.43	0.09	-	-
7/13/2022 4:03	1.76	0.67	26.76	0.10	25.15	-
7/13/2022 4:18	1.62	0.68	24.04	0.09	-	-
7/13/2022 4:33	1.62	0.71	25.1	0.09	-	-
7/13/2022 4:48	1.62	0.71	25.1	0.09	-	-
7/13/2022 5:03	1.65	0.69	25.06	0.09	24.83	-
7/13/2022 5:18	1.62	0.69	24.4	0.09	-	-
7/13/2022 5:33	1.56	0.65	21.74	0.09	-	-
7/13/2022 5:48	1.44	0.62	18.43	0.08	-	-
7/13/2022 6:03	1.37	0.59	16.29	0.08	20.22	-
7/13/2022 6:18	1.46	0.63	19.11	0.08	-	-
7/13/2022 6:33	1.54	0.66	21.66	0.09	-	-
7/13/2022 6:48	1.37	0.61	16.85	0.08	-	-
7/13/2022 7:03	1.3	0.58	14.82	0.07	18.11	-
7/13/2022 7:18	1.8	0.91	37.56	0.10	-	-
7/13/2022 7:33	1.54	0.66	21.66	0.09	-	-
7/13/2022 7:48	1.8	0.91	37.56	0.10	-	-
7/13/2022 8:03	1.8	0.99	40.87	0.10	34.41	-
7/13/2022 8:18	1.8	0.99	40.87	0.10	-	-
7/13/2022 8:33	1.8	1.05	43.34	0.10	-	-
7/13/2022 8:48	1.8	1.05	43.34	0.10	-	-
7/13/2022 9:03	1.68	0.83	30.96	0.09	39.63	-

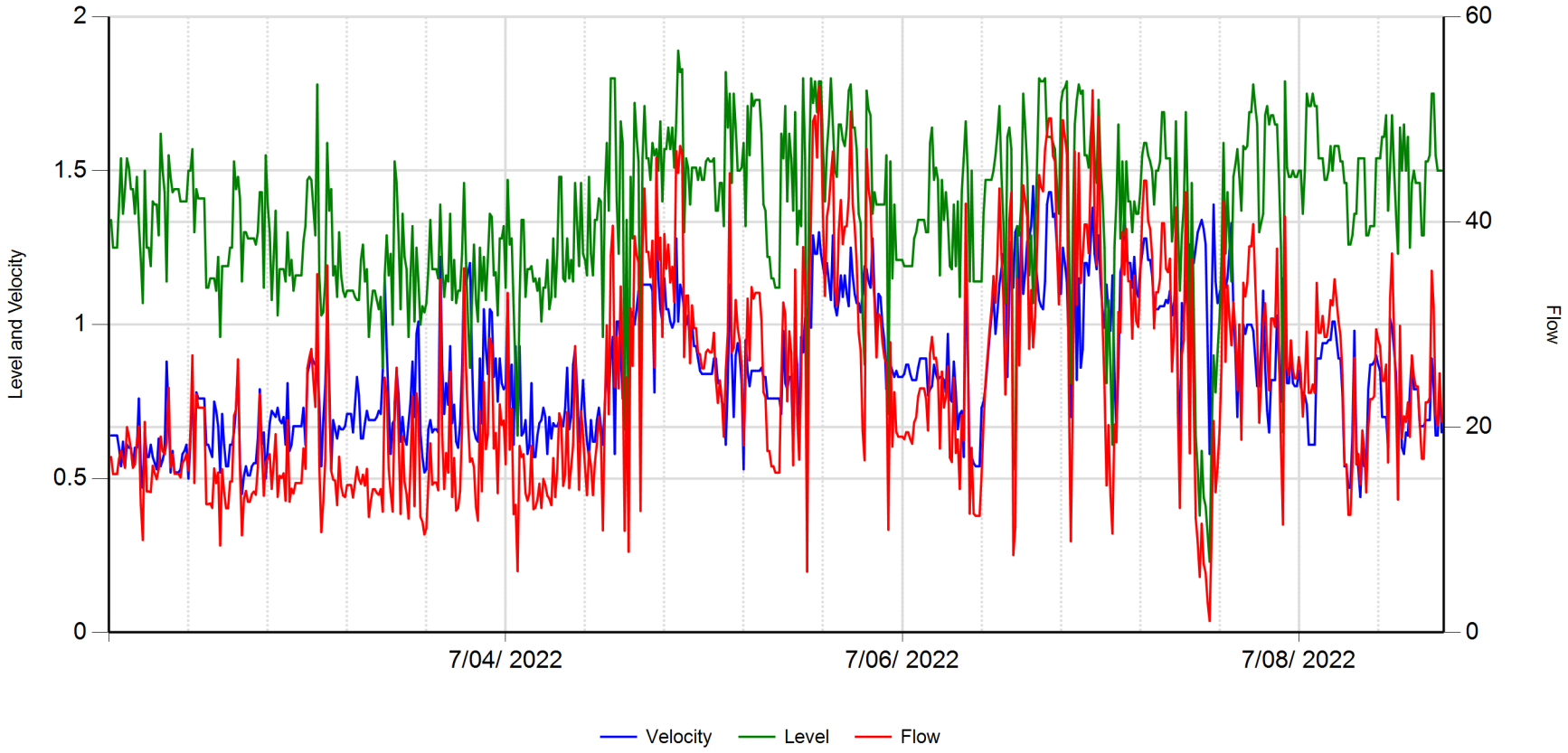
2022.06 Hancock MH 19



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.885	1.386	25.356	**RainFall**	Inches
Maximum	1.390	2.040	54.550		
Minimum	0.310	0.220	1.780		

7/26/2022

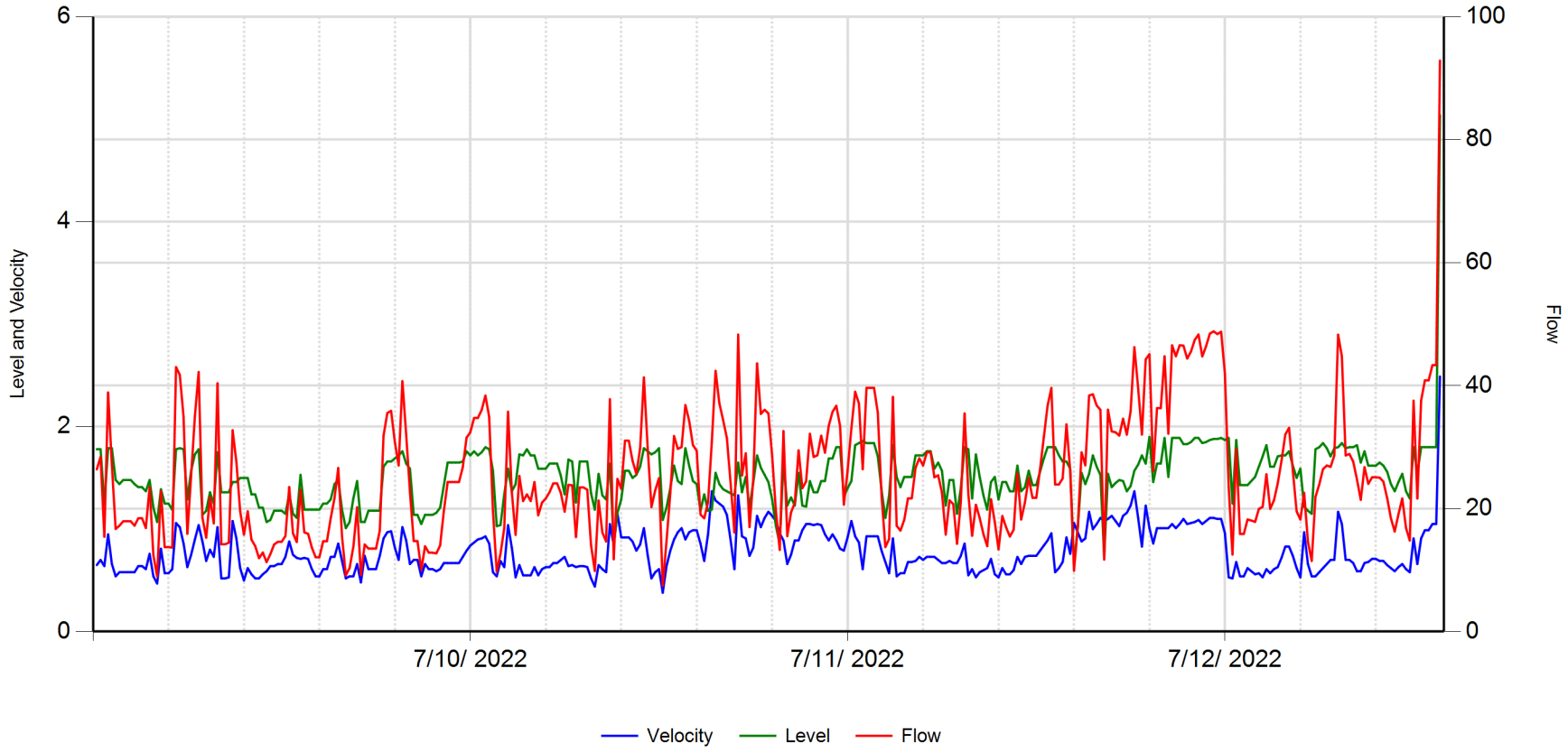
2022.06 Hancock MH 19



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.859	1.365	24.246	**RainFall**	Inches
Maximum	1.450	1.890	53.220		
Minimum	0.440	0.230	1.120		

7/26/2022

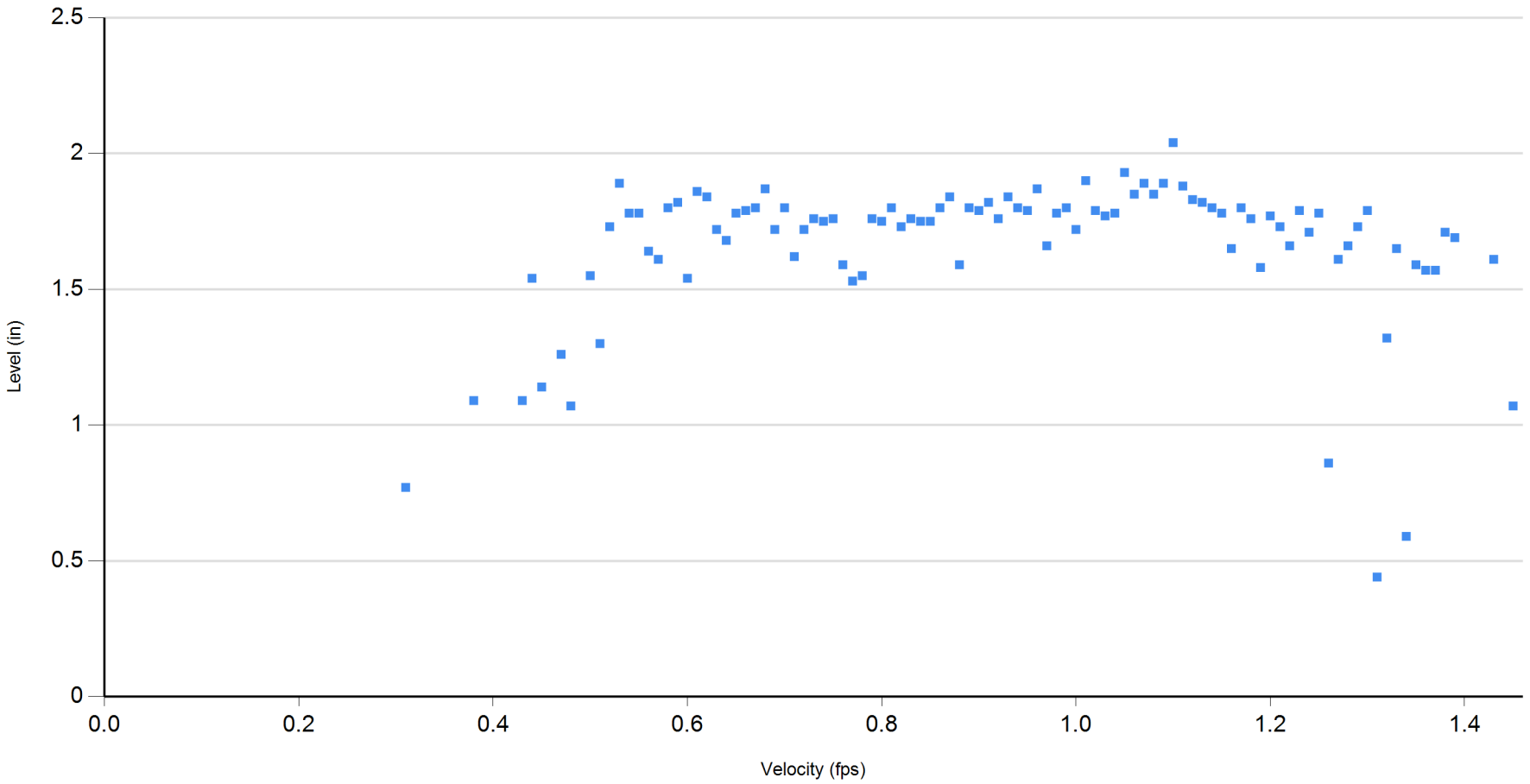
2022.06 Hancock MH 19



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	0.779	1.508	25.399	**RainFall**	Inches
Maximum	1.370	1.900	48.840		
Minimum	0.380	0.660	7.480		

7/26/2022

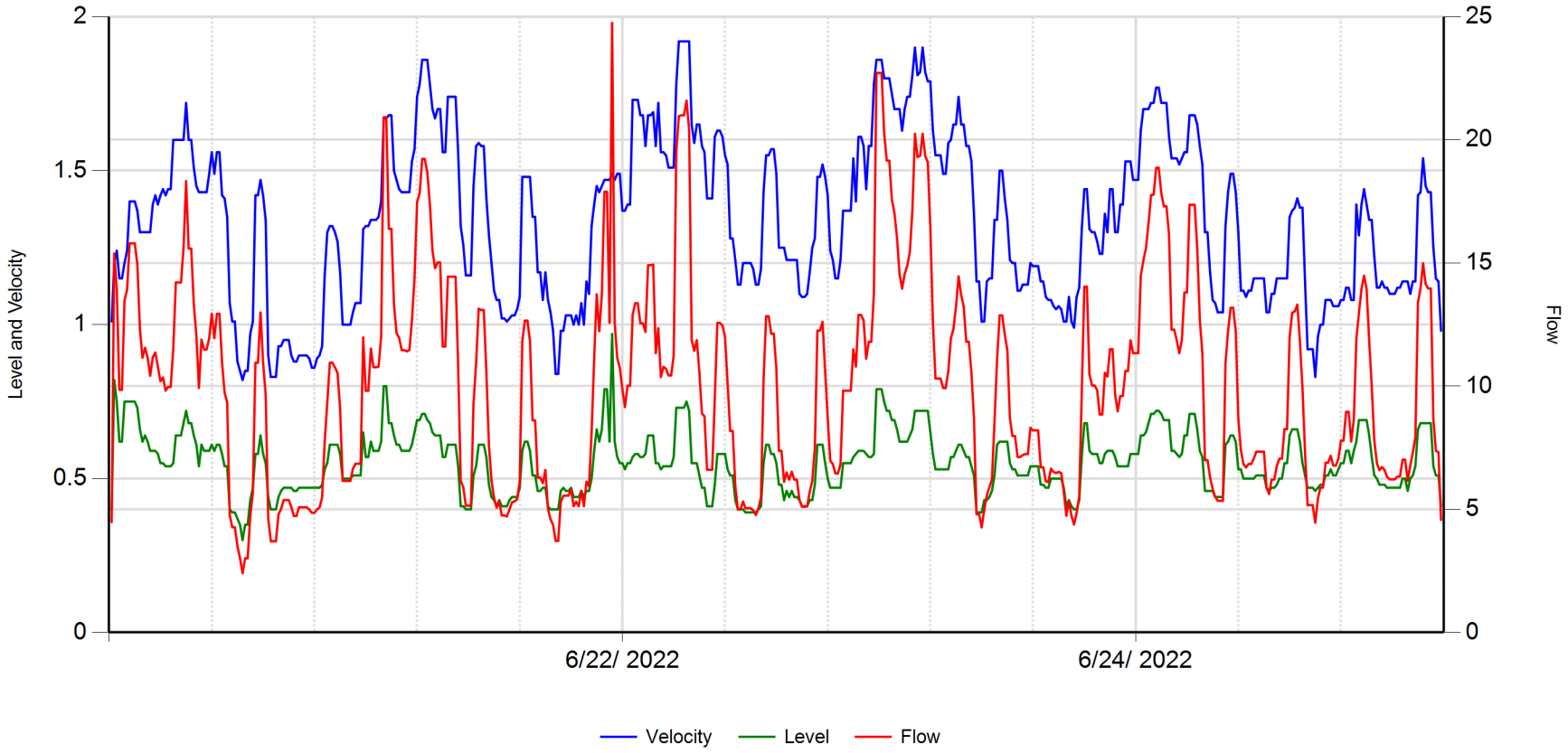
2022.06 Hancock MH 19



6/28/2022 thru 7/13/2022

7/26/2022 1:52:38 PM

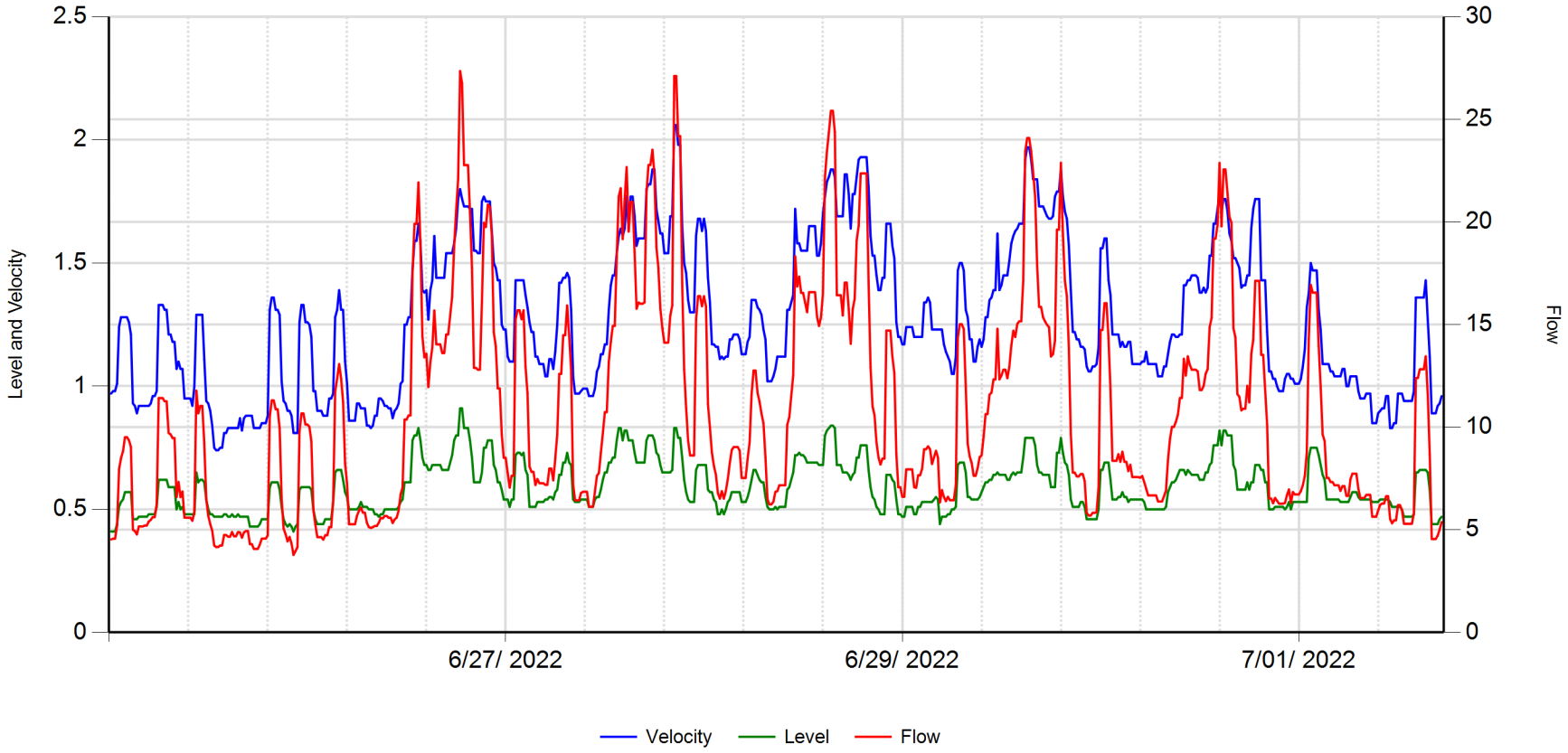
2022.06 Commerce MH 246



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.338	0.552	10.078	**RainFall**	Inches
Maximum	1.920	0.970	24.748		
Minimum	0.820	0.300	2.411		

7/26/2022

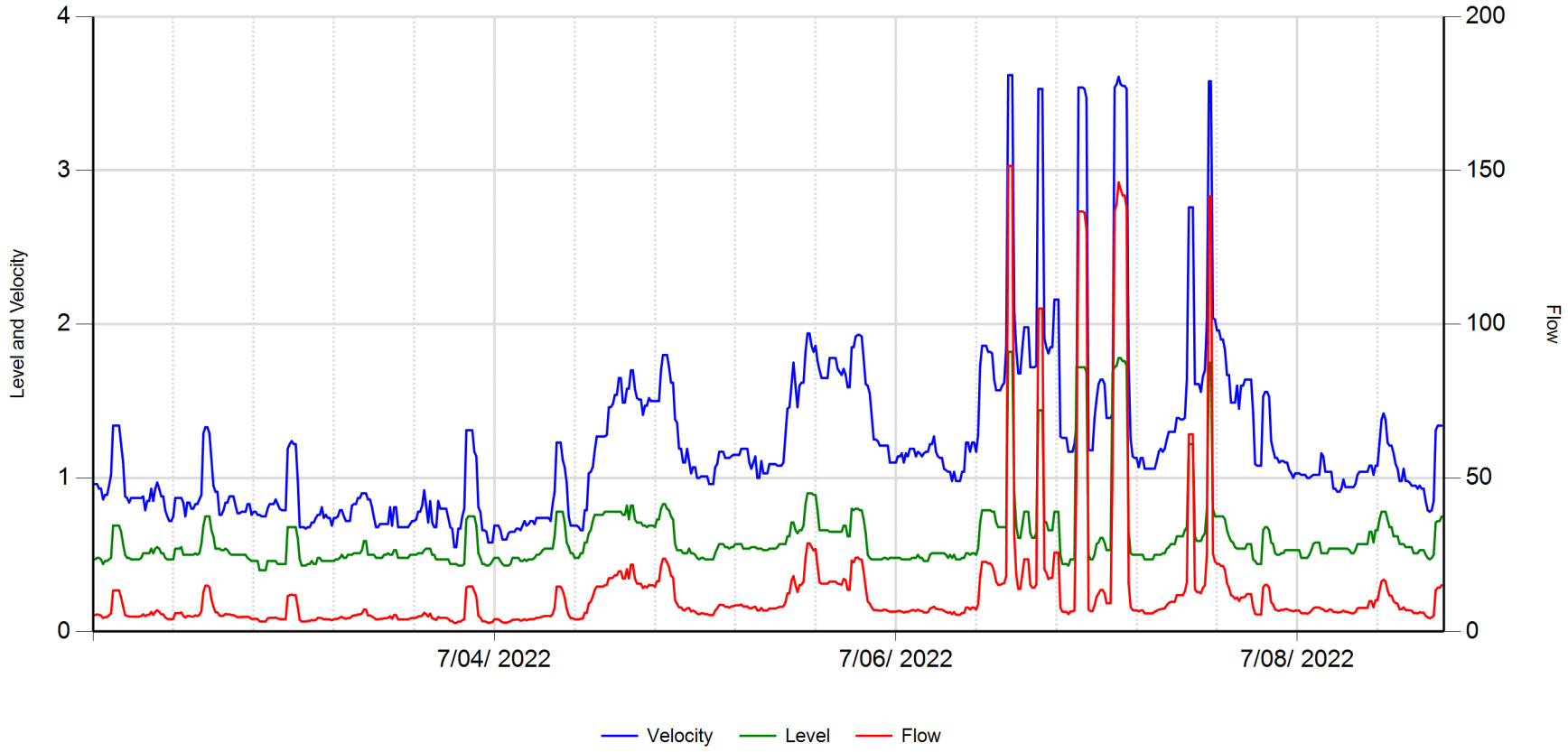
2022.06 Commerce MH 246



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.279	0.591	10.796	**RainFall**	Inches
Maximum	2.060	0.910	27.353		
Minimum	0.740	0.410	3.778		

7/26/2022

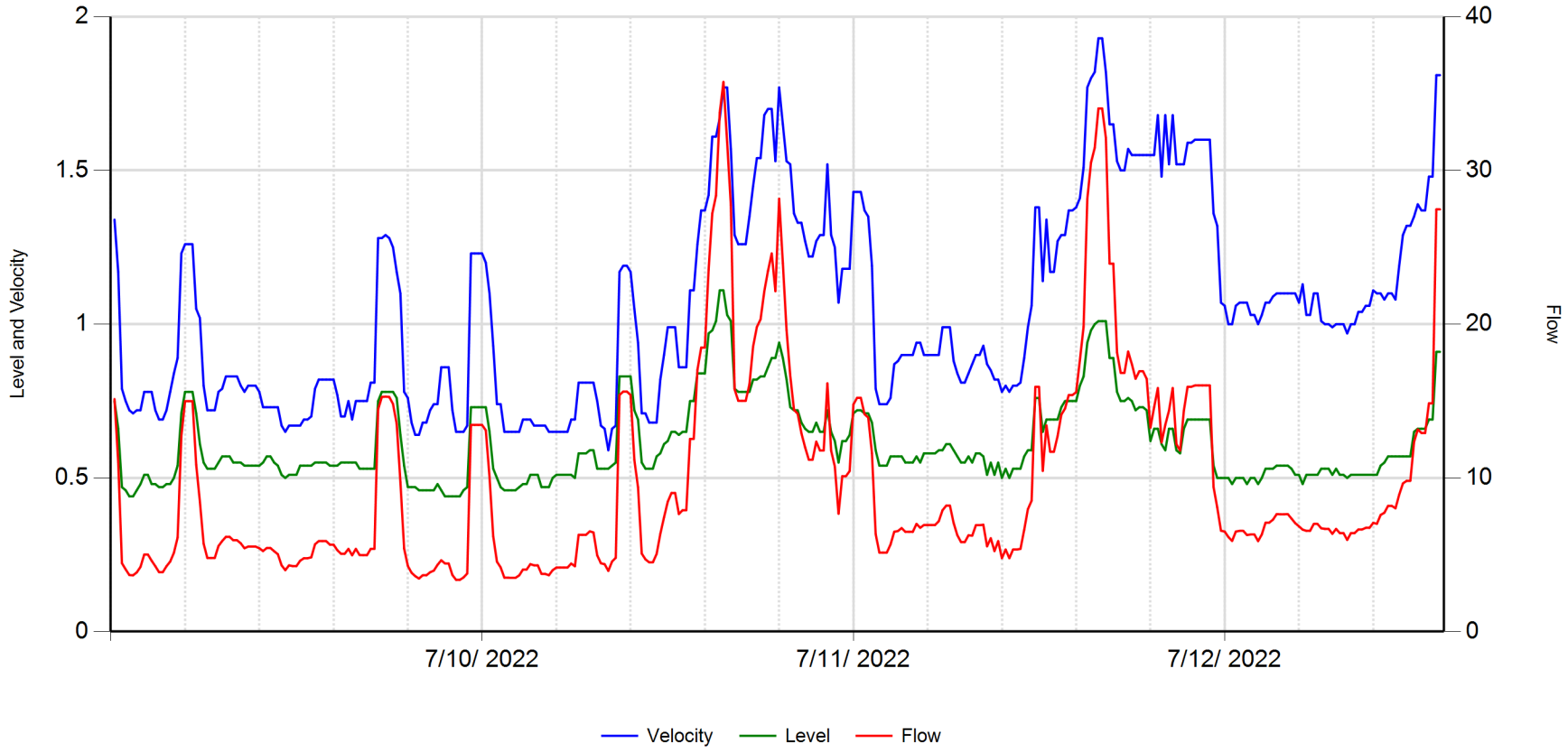
2022.06 Commerce MH 246



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.219	0.605	13.329	**RainFall**	Inches
Maximum	3.620	1.820	151.473		
Minimum	0.550	0.400	2.835		

7/26/2022

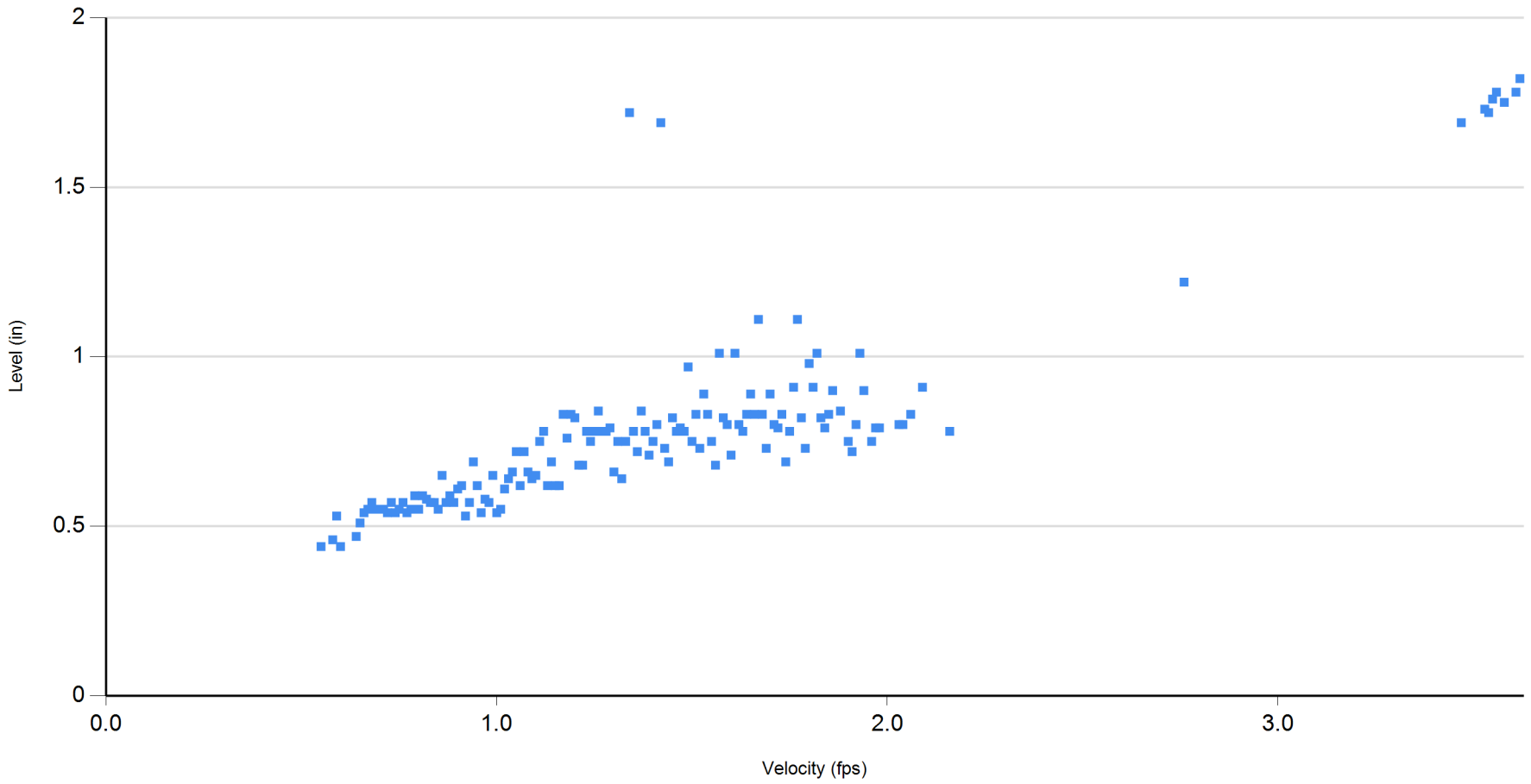
2022.06 Commerce MH 246



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.058	0.614	9.805	**RainFall**	Inches
Maximum	1.930	1.110	35.755		
Minimum	0.590	0.440	3.369		

7/26/2022

2022.06 Commerce MH 246



6/20/2022 thru 7/13/2022

7/26/2022 1:51:46 PM

Methods & Procedures & Equipment

Methods and Procedures

Utility Systems Science & Software provided Dexter Wilson Engineering with an off the shelf, non-proprietary flow monitoring solution that included two state of the art Hach Flo-Dar® AV Sensor systems. The project course of action is listed below. The US^3 team:

- Assessed permitting and traffic control at the sites in Valencia, CA.
- Installed and removed traffic control in accord with site-specific California Temporary Traffic Control Handbook (CATTCH) requirements for both the installation and removal of equipment.
- Validated the sites for suitability for sewer flow monitoring for the Hancock Parkway 18-inch Gravity Sewer Outlet Project.
  - Commerce MH 246 had no laterals with moderate open channel hydraulics and some surges in discharge.
  - Hancock MH 19 had no laterals with slow to moderate hydraulics and some backwater conditions due to proximity of pump station. Note: Equipment was originally installed in MH 17. The error was identified and the equipment was moved to the correct location.
- Installed and calibrated the flow monitoring equipment at MH 246 on 6/20/2022 and at MH 19 on 6/28/2022 per manufacturer recommendations.
  - Follow-up on the installations confirmed equipment was reading properly.
  - Collected 15-minute interval depth and velocity data points over the entire monitoring period.
- Removed the equipment on 7/13/2022 and validated the data.
  - All of the equipment went through diagnostic testing before and after the study with less than a 1% deviation between manual and meter level readings and less than a 5% deviation between manual and meter velocity readings.
  - Equipment calibration was verified in accordance with manufacturer specifications.
- Prepared the data reports.
  - The table below contains a summary of the average (Avg) and maximum (Max) velocities (Vel) and levels (Lev) collected during this study as well as the calculated flow rates (Flow) and depth versus diameter ratios (d/D).

MH	Pipe Size (in)	Avg Vel (fps)	Max Vel (fps)	Avg Lev (in)	Max Lev (in)	Avg Flow (gpm)	Max Flow (gpm)	Avg d/D	Max d/D
246	18	1.24	3.62	0.59	1.82	11.23	151.47	0.02	0.10
19	18	0.85	1.45	1.40	2.04	24.84	54.55	0.08	0.11

Equipment

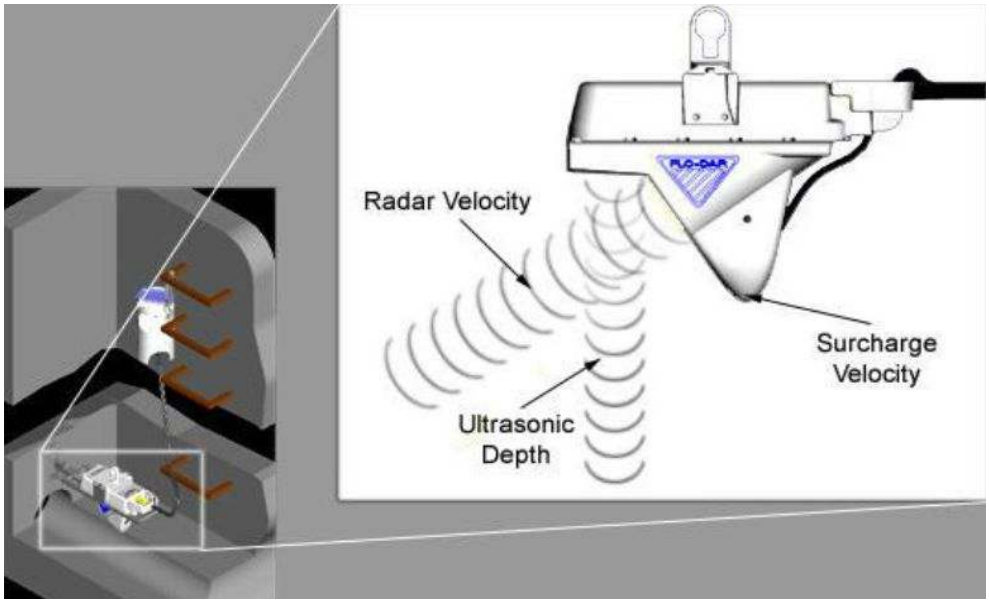


Figure above: Equipment installed for the Sewer Flow Monitoring Study



Figure above: Web-Enabled Flo-Dar® AV Sensor, Radar-Based Velocity/Area Flow Meter

FloDar® AV Sensor Specifications:

- **Enclosure**
  - IP68 Waterproof rating, Polystyrene
- **Dimensions**
  - 160.5 W x 432.2 L x 297 D mm (6.32 x 16.66 x 11.7 in.),
  - With SVS, D = 387 mm (15.2 in.)
- **Weight**
  - 4.8 kg (10.5 lbs.)
- **Operating Temperature**
  - -10 to 50°C (14 to 122°F)
- **Storage Temperature**
  - -40 to 60°C (-40 to 140°F)
- **Power Requirements**
  - Supplied by FL900 Flow Logger, Flo-Logger, or Flo-Station
- **Interconnecting Cable**
  - Disconnect available at both sensor and logger or Flo-Station
  - Polyurethane, 0.400 (±0.015) in. diameter; IP68
  - Standard length 9 m (30 ft), maximum 305 m (1000 ft)
- **Cables – available in two styles:**
  - connectors at both ends
  - connector from sensor with open leads to desiccant hub, desiccant hub with connector to logger. A potting/sealant kit will be included. This can be used to run the cable through conduit.
- **Certification**
  - Certified to: FCC Part 15.245: FCC ID: VIC-FLODAR24
  - Industry Canada Spec. RSS210. v7: IC No.: 6149A-FLODAR24

SURCHARGE DEPTH MEASUREMENT

  - Auto zero function maintains zero error below 0.5 cm (0.2 in.)
- **Method**
  - Piezo-resistive pressure transducer with stainless steel diaphragm
- **Range**
  - 3.5 m (138 in.), overpressure rating 2.5 x full scale

VELOCITY MEASUREMENT

- **Method**
  - Radar
- **Range**
  - 0.23 to 6.10 m/s (0.75 to 20 ft/s)

- **Frequency Range**
  - 24.075 to 24.175 GHz, 15.2 mW (max.)
- **Accuracy**
  - ±0.5%; ±0.03 m/s (±0.1 ft/s)

DEPTH MEASUREMENT

- **Method**
  - Ultrasonic
- **Standard Operating Range from Flo-Dar® Housing to Liquid**
  - 0 to 152.4 cm (0 to 60 in.)
- **Optional Extended Level Operating Range from Transducer Face to Liquid**
  - 0 to 6.1 m (0 to 20 ft.) with 43.18 cm (17 in.) dead band, temperature compensated.
- **Accuracy**
  - ±1%; ±0.25 cm (±0.1 in.)

FLOW MEASUREMENT

- **Method**
  - Based on Continuity Equation
- **Accuracy**
  - ±5% of reading typical where flow is in a channel with uniform flow conditions and is not surcharged, ±1% full scale max.

SURCHARGE CONDITIONS DEPTH/VELOCITY DEPTH (Std with Flo-Dar® Sensor)

- **Surcharge depth supplied by Flo-Dar® sensor.**

VELOCITY (Optional Surcharge Velocity Sensor)

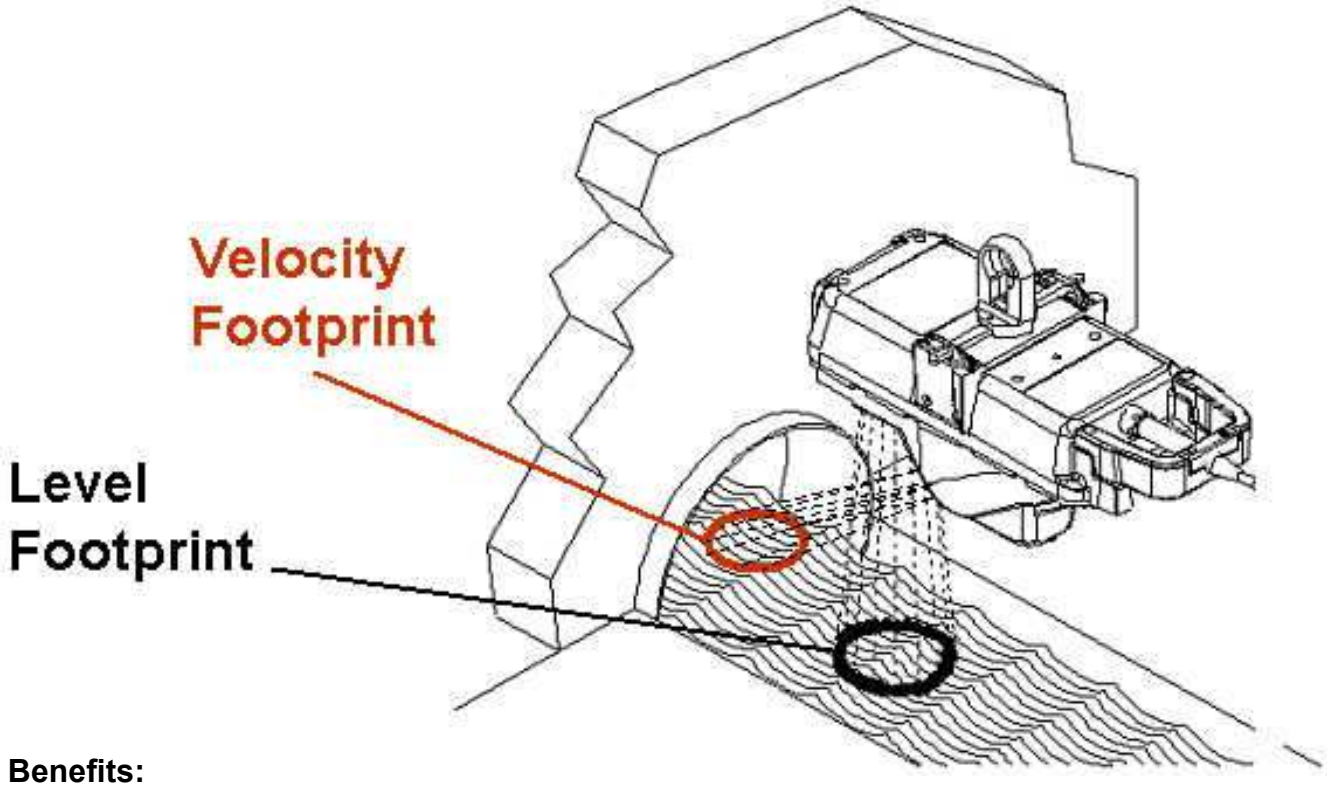
- **Method**
  - Electromagnetic
- **Range**
  - ±4.8 m/s (±16 ft/s)
- **Accuracy**
  - ±0.15 ft/s or 4% of reading, whichever is greater.
- **Zero Stability**
  - ±0.05 ft/s

The Flo-Dar® Open Channel Flow Meters provide an innovative approach to open channel flow monitoring. Combining digital Doppler radar velocity sensing with ultrasonic pulse echo level sensing Flo-Dar® provides accurate open channel flow monitoring without the fouling problems associated with submerged sensors.

Perfect Solution for Difficult Flow Conditions:

- Flows with High Solids Content
- High Temperature Flows
- Caustic Flows
- Large Man-Made Channel
- High Velocities
- Shallow Flows





Benefits:

1. Personnel have no contact with the flow during installation.
2. Maintenance caused by sensor fouling is eliminated
3. Field Replaceable/Interchangeable Sensors and Monitors

How It Works

Flo-Dar® transmits a digital Doppler radar beam that interacts with the fluid and reflects back signals at a different frequency than that which was transmitted. These reflected signals are compared with the transmitted frequency. The resulting frequency shift provides an accurate measure of the velocity and the direction of the flow. Level is detected by ultrasonic pulse echo. Flow is then calculated based on the Continuity Equation:

$$Q = V \times A, \text{ Where } Q = \text{Flow, } V = \text{Average Velocity and } A = \text{Area}$$

Accurate Flow Measurements

Flo-Dar® provides the user with highly accurate flow measurements under a wide range of flows and site conditions. By measuring the velocity of the fluid from above, Flo-Dar® eliminates accuracy problems inherent with submerged sensors including sensor disturbances, high solids content and distribution of reflectors.

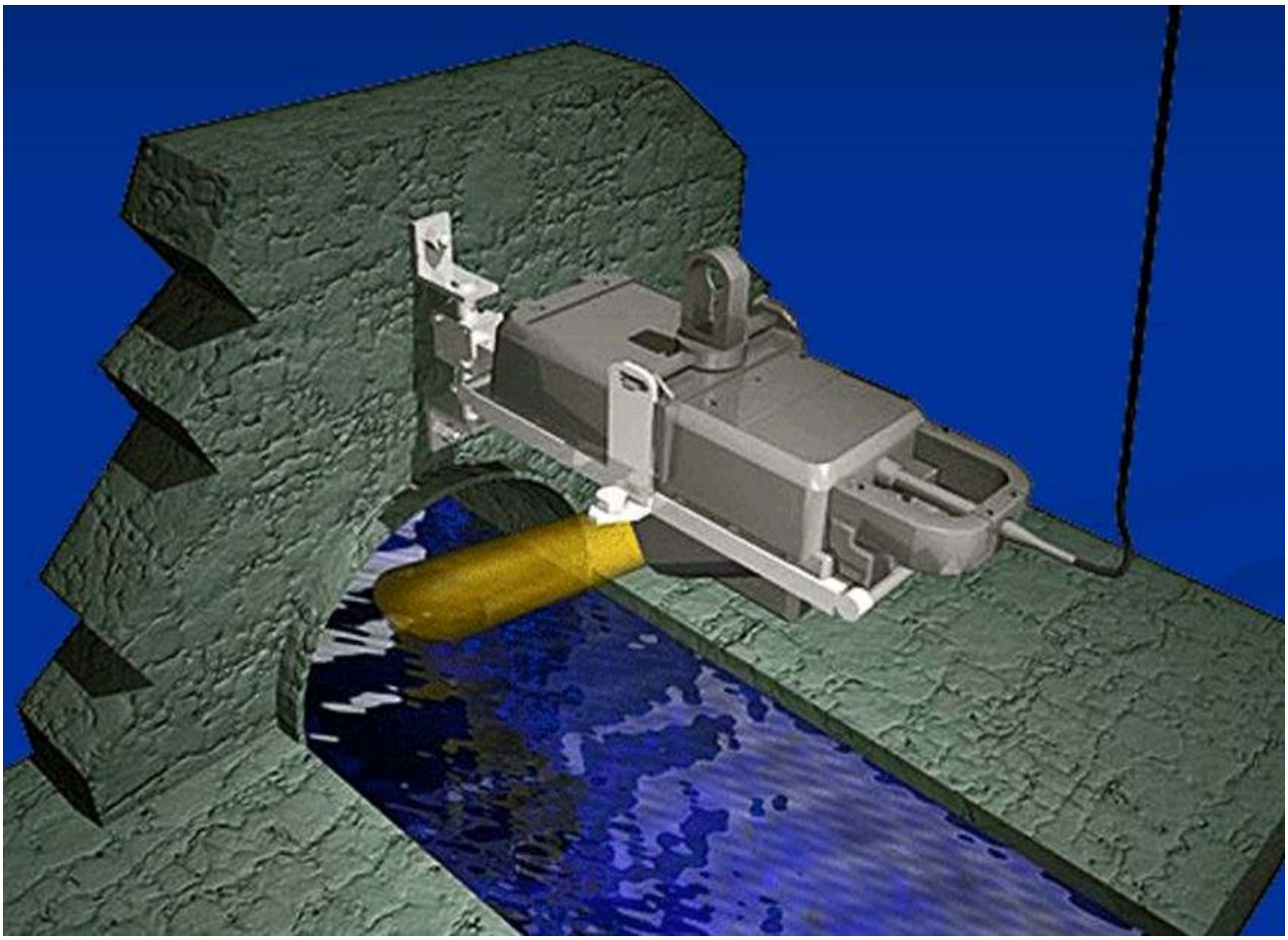


Figure above: US^3 utilizes exclusively Hach March-McBirney Flo-Dar® Meters

US³ Company Information

US³ is a California Corporation **Federal ID No. 33-0729605** and qualifies as a Minority Business Enterprise. US³ has certified as an MBE with the California Public Utility Commission's authorized clearinghouse, **Verification Number: 97ES0008.**

US³ is a specialty service company for the Water & Waste Water industry, providing monitoring and control for Utilities since 1996. US³ is in the forefront of this industry by taking the proven technological approaches developed in other high-tech industries and applying them to protect one of our most precious natural resources - our water.

US³ engineers and technical personnel have applied advanced instrumentation system technology to water/wastewater open channel flow monitoring, pipeline evaluation, engineering, and data analysis, all coupled to the power of the Internet. This unique integrated systems approach allows the company to bring greater insight and intelligence to gathering information about water/wastewater system performance of our clients, and in turn, to support the fulfillment of their commitments to manage and cost effectively design, operate, and maintain these systems.

Moreover, ***US³*** supports Municipalities, Consulting Engineering firms and other water/waste water systems integrators by providing temporary technical services for engineering, software programming and technical site maintenance and calibration site support work, primarily in the Water and Waste Water industries.



Figure at right: All US³ technicians are certified for Confined Space Entry.

Key Personnel Assigned

US³ provided the necessary resources to fully implement this project. Primary in support of this effort were the following personnel:

Mr. Mark Serres: Mr. Serres is a degreed electrical engineer with over 25 years of experience with fresh/wastewater systems, project management, and systems integration in relation to complex industrial systems. This includes experience in industrial automation and water/wastewater industries. Mr. Serres is responsible for assuring client satisfaction and marshalling the required resources to meet the project requirements.

Mr. Thomas Williams: Mr. Williams is an Engineering Manager with over 20 years of experience in complex systems development for wastewater monitoring. This experience includes hydraulic compatibility, instrumentation, communications and analysis. Mr. Williams is responsible for assuring that the required equipment is designed and calibrated to meet the project requirements.

Darlene Szczublewski, PE: Mrs. Szczublewski is a licensed Civil Engineer in multiple states. She has over 15 years of engineering experience with stormwater/wastewater related projects. She assisted in the completion of several Sanitary Sewer Evaluation Surveys and Capacity Analysis projects to meet Consent Decrees as well as completing numerous Infiltration and Inflow (I&I) studies for other clients. Mrs. Szczublewski has developed numerous flow data analysis techniques to present a clear informative picture of flow in a monitored system. Her work also includes the development of training programs for clients describing I&I and capacity analysis methodologies. Mrs. Szczublewski is responsible for analyzing the data as well as the data collection process and assuring that the reports meet the project requirements.

Name, title, address and telephone number of persons to contact regarding this US³ project.

Darlene Szczublewski, PE
Senior Civil Engineer
darlene.szczublewski@uscubed.com

9314 Bond Av, Suite A
El Cajon, CA 92021
619-546-4281 (work)
619-246-5304 (cell)

Tom Williams
Engineering Manager
tom.williams@uscubed.com

9314 Bond Av, Suite A
El Cajon, CA 92021
619-546-4281 (work)
619-398-7799 (cell)

APPENDIX C

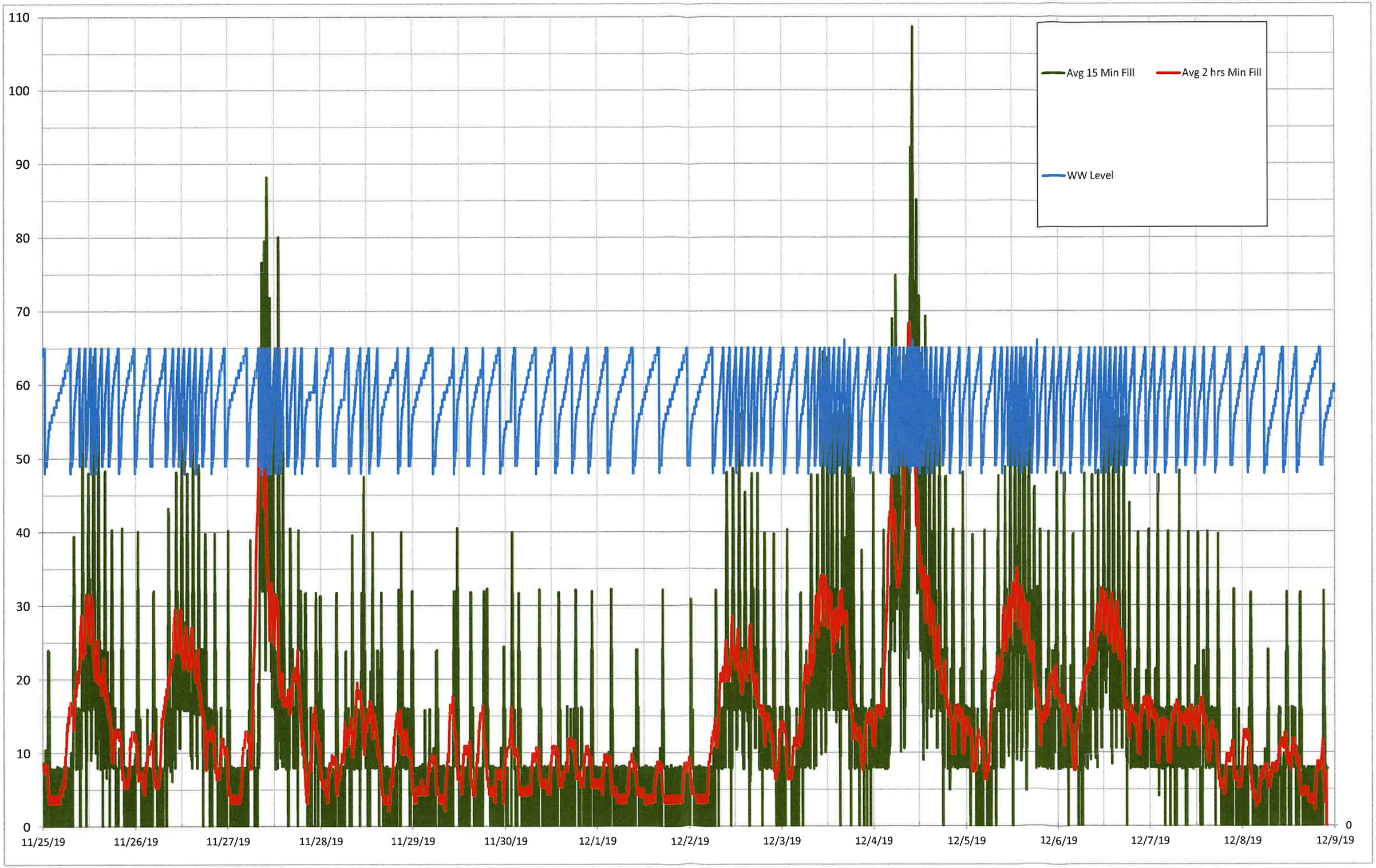
2019 FLOW EVALUATION USING WET WELL DATA

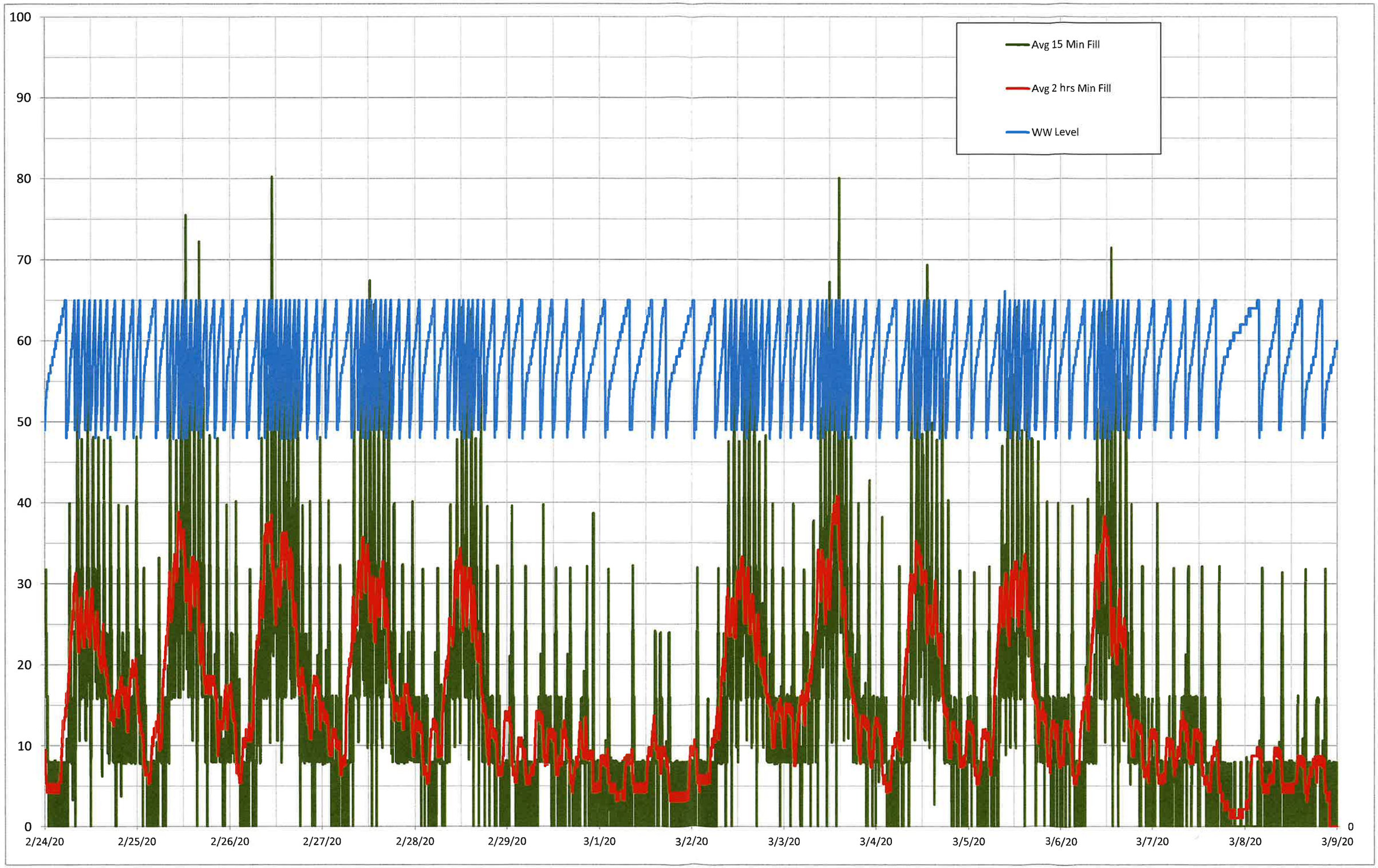
TABLE C-1
SUMMARY OF MEASURED SEWAGE FLOW
AT HANCOCK PARKWAY PS

Flow Condition	Date	Flow, gpm [1]
Average	December 4, 2019	25
TOTAL EXISTING PEAK FLOW (MEASURED)	**DECEMBER 4, 2019**	**77.4 [2]**

[1] Flow tributary to both Commerce Center Drive PS and Hancock Parkway PS

[2] 17% of Hancock Parkway Design Flow


Avg 15 Min Fill
Avg 2 hrs Min Fill
WW Level
110
100
90
80
70
60
50
40
30
20
10
0
0
11/25/19
11/26/19
11/27/19
11/28/19
11/29/19
11/30/19
12/1/19
12/2/19
12/3/19
12/4/19
12/5/19
12/6/19
12/7/19
12/8/19
12/9/19


Avg 15 Min Fill
Avg 2 hrs Min Fill
WW Level
100
90
80
70
60
50
40
30
20
10
0
0
2/24/20
2/25/20
2/26/20
2/27/20
2/28/20
2/29/20
3/1/20
3/2/20
3/3/20
3/4/20
3/5/20
3/6/20
3/7/20
3/8/20
3/9/20

APPENDIX D

PUMP STATION FLOW COMPARISONS

TABLE 1
HANCOCK + CCD PS DRAINAGE BASINS (ALL PLANNING)

Planning Area	Acres	Coefficient, cfs/ac	Peak Flow, cfs	Peak Flow, gpm	Design Flow, gpm
EX.1	59.50	0.021	1.250	561	841
EX.2	65.93	0.021	1.385	621	932
EX.3	13.80	0.021	0.290	130	195
EX.4	36.40	0.021	0.764	343	515
EX. 2 (V-1)	2.21	0.021	0.047	21	31
EX. 4 (V-2)	2.47	0.021	0.052	23	35
EX. 4 (V-3)	1.04	0.021	0.022	10	15
Pro. 2.1 (B3)	13.25	0.015	0.199	89	134
Pro. 2.2 (B2)	10.48	0.015	0.157	71	106
Pro. 2.3 (B1)	17.43	0.015	0.261	117	176
Pro. 3.1 (C5)	19.06	0.015	0.286	128	192
Pro. 3.2 (C6)	2.55	0.015	0.038	17	26
Pro. 3.3 a/b (C1/C2)	24.12	0.021	0.507	227	341
Pro. 3.3 c/d (C3/C4)	20.96	0.015	0.314	141	212
Pro. 4 (D1)	27.13	0.015	0.407	183	274
Pro. 7.1 (E1)	4.87	0.021	0.102	46	69
Pro. 7.2 (E2)	6.09	0.021	0.128	57	86
Total	**327.29**	**—**	**6.208**	**2,786**	**4,179**

TABLE 2
HANCOCK + CCD PS DRAINAGE BASINS (ACTUAL + PLANNING)

Planning Area	Acres	Coefficient, cfs/ac	Peak Flow, cfs	Peak Flow[1], gpm	Design Flow[2], gpm
EX.1	59.50	0.021	0.109	49	74
EX.2	65.93	0.021			
EX.3	13.80	0.021			
EX.4	36.40	0.021			
EX. 2 (V-1)	2.21	0.021	0.047	21	31
EX. 4 (V-2)	2.47	0.021	0.052	23	35
EX. 4 (V-3)	1.04	0.021	0.022	10	15
Pro. 2.1 (B3)	13.25	0.015	0.199	89	134
Pro. 2.2 (B2)	10.48	0.015	0.157	71	106
Pro. 2.3 (B1)	17.43	0.015	0.261	117	176
Pro. 3.1 (C5)	19.06	0.015	0.286	128	192
Pro. 3.2 (C6)	2.55	0.015	0.038	17	26
Pro. 3.3 a/b (C1/C2)	24.12	0.021	0.507	227	341
Pro. 3.3 c/d (C3/C4)	20.96	0.015	0.314	141	212
Pro. 4 (D1)	27.13	0.015	0.407	183	274
Pro. 7.1 (E1)	4.87	0.021	0.102	46	69
Pro. 7.2 (E2)	6.09	0.021	0.128	57	86
Total	**327.29**	**—**	**2.629**	**1,180**	**1,770**

[1] Based on measured peak, where available. Data Source: MH19 July 2022 and includes CCD Flows.

[2] Pump station Design Flow equals Peak Flow * 1.5.

TABLE 3
HANCOCK + CCD PS DRAINAGE BASINS (ALL PLANNING) WITH SUBTOTALS

Planning Area	Acres	Coefficient, cfs/ac	Peak Flow, cfs	Peak Flow, gpm	Design Flow, gpm
EX.1	59.50	0.021	1.250	561	841
EX.2	65.93	0.021	1.385	621	932
EX.3	13.80	0.021	0.290	130	195
EX.4	36.40	0.021	0.764	343	515
Subtotal	175.63	—	3.688	1655	2483
EX. 2 (V-1)	2.21	0.021	0.047	21	31
EX. 4 (V-2)	2.47	0.021	0.052	23	35
EX. 4 (V-3)	1.04	0.021	0.022	10	15
Subtotal	181.35	—	3.808	1,709	2,564
Pro. 4 (D1)	27.13	0.015	0.407	183	274
Subtotal	208.48	—	4.215	1,892	2,838
Pro 2.1 (B3)	13.25	0.015	0.199	89	134
Pro. 2.2 (B2)	10.48	0.015	0.157	71	106
Pro. 2.3 (B1)	17.43	0.015	0.261	117	176
Subtotal	249.64	—	4.833	2,169	3,253
Pro. 3.1 (C5)	19.06	0.015	0.286	128	192
Pro. 3.2 (C6)	2.55	0.015	0.038	17	26
Pro. 3.3 a/b (C1/C2)	24.12	0.021	0.507	227	341
Pro. 3.3 c/d (C3/C4)	20.96	0.015	0.314	141	212
Subtotal	316.33	—	5.978	2,683	4,024
Pro. 7.1 (E1)	4.87	0.021	0.102	46	69
Pro. 7.2 (E2)	6.09	0.021	0.128	57	86
Total	**327.29**	**—**	**6.208**	**2,786**	**4,179**

TABLE 4
HANCOCK + CCD PS DRAINAGE BAINS (ACTUAL + PLANNING) WITH SUBTOTALS

Planning Area	Acres	Coefficient, cfs/ac	Peak Flow, cfs	Peak Flow[1], gpm	Design Flow[2], gpm
EX.1	59.50	0.021	0.109	49	74
EX.2	65.93	0.021			
EX.3	13.80	0.021			
EX.4	36.40	0.021			
Subtotal	175.63	—	0.109	49	74
EX. 2 (V-1)	2.21	0.021	0.047	21	31
EX. 4 (V-2)	2.47	0.021	0.052	23	35
EX. 4 (V-3)	1.04	0.021	0.022	10	15
Subtotal	181.35	—	0.230	103	155
Pro. 4 (D1)	27.13	0.015	0.407	183	274
Subtotal	208.48	—	0.636	286	428
Pro 2.1 (B3)	13.25	0.015	0.199	89	134
Pro. 2.2 (B2)	10.48	0.015	0.157	71	106
Pro. 2.3 (B1)	17.43	0.015	0.261	117	176
Subtotal	249.64	—	1.254	563	844
Pro. 3.1 (C5)	19.06	0.015	0.286	128	192
Pro. 3.2 (C6)	2.55	0.015	0.038	17	26
Pro. 3.3 a/b (C1/C2)	24.12	0.021	0.507	227	341
Pro. 3.3 c/d (C3/C4)	20.96	0.015	0.314	141	212
Subtotal	316.33	—	2.399	1,077	1,615
Pro. 7.1 (E1)	4.87	0.021	0.102	46	69
Pro. 7.2 (E2)	6.09	0.021	0.128	57	86
Total	**327.29**	**—**	**2.629**	**1,180**	**1,770**

[1] Based on measured peak, where available. Data Source: MH19 July 2022 and includes CCD Flows.

[2] Pump station Design Flow equals Peak Flow * 1.5.

TABLE 5
HANCOCK ONLY (ALL PLANNING)

Planning Area	Acres	Coefficient, cfs/ac	Peak Flow, cfs	Peak Flow, gpm	Design Flow, gpm
EX.3	13.80	0.021	0.290	130	195
EX.4	36.40	0.021	0.764	343	515
Subtotal	50.20	—	1.054	473	710
EX. 4 (V-2)	2.47	0.021	0.052	23	35
EX. 4 (V-3)	1.04	0.021	0.022	10	15
Subtotal	53.71	—	1.128	506	759
Pro. 4 (D1)	27.13	0.015	0.407	183	274
Subtotal	80.84	—	1.535	689	1,033
Pro 2.1 (B3)	13.25	0.015	0.199	89	134
Pro. 2.2 (B2)	10.48	0.015	0.157	71	106
Pro. 2.3 (B1)	17.43	0.015	0.261	117	176
Subtotal	122.00	—	2.152	966	1,449
Pro. 3.1 (C5)	19.06	0.015	0.286	128	192
Pro. 3.2 (C6)	2.55	0.015	0.038	17	26
Pro. 3.3 a/b (C1/C2)	24.12	0.021	0.507	227	341
Pro. 3.3 c/d (C3/C4)	20.96	0.015	0.314	141	212
Subtotal	188.69	—	3.297	1,480	2,220
Pro. 7.1 (E1)	4.87	0.021	0.102	46	69
Pro. 7.2 (E2)	6.09	0.021	0.128	57	86
Total	**199.65**	**—**	**3.527**	**1,583**	**2,375**

TABLE 6
HANCOCK ONLY (ACTUAL + PLANNING)

Planning Area	Acres	Coefficient, cfs/ac	Peak Flow, cfs	Peak Flow[1], gpm	Design Flow[2], gpm
EX.3	13.80	0.021	0.109	49	74
EX.4	36.40	0.021			
Subtotal	50.20	—	0.109	49	74
EX. 4 (V-2)	2.47	0.021	0.052	23	35
EX. 4 (V-3)	1.04	0.021	0.022	10	15
Subtotal	53.71	—	0.183	82	123
Pro. 4 (D1)	27.13	0.015	0.407	183	274
Subtotal	80.84	—	0.590	265	397
Pro 2.1 (B3)	13.25	0.015	0.199	89	134
Pro. 2.2 (B2)	10.48	0.015	0.157	71	106
Pro. 2.3 (B1)	17.43	0.015	0.261	117	176
Subtotal	122.00	—	1.207	542	813
Pro. 3.1 (C5)	19.06	0.015	0.286	128	192
Pro. 3.2 (C6)	2.55	0.015	0.038	17	26
Pro. 3.3 a/b (C1/C2)	24.12	0.021	0.507	227	341
Pro. 3.3 c/d (C3/C4)	20.96	0.015	0.314	141	212
Subtotal	188.69	—	2.352	1,056	1,584
Pro. 7.1 (E1)	4.87	0.021	0.102	46	69
Pro. 7.2 (E2)	6.09	0.021	0.128	57	86
Total	**199.65**	**—**	**2.583**	**1,159**	**1,739**

[1] Based on measured peak, where available. Data Source: MH19 July 2022 and includes CCD Flows.

[2] Pump station Design Flow equals Peak Flow * 1.5.

TABLE 7
HANCOCK ONLY (ALL PROJECTED)

Planning Area	Acres	Coefficient[2], cfs/ac	Peak Flow, cfs	Peak Flow[1], gpm	Design Flow, gpm
EX.3	13.80	0.002	0.109	49	74
EX.4	36.40	0.002			
Subtotal	50.20	—	0.109	49	74
EX. 4 (V-2)	2.47	0.002	0.005	2	4
EX. 4 (V-3)	1.04	0.002	0.002	1	2
Subtotal	53.71	—	0.117	52	79
Pro. 4 (D1)	27.13	0.002	0.059	27	40
Subtotal	80.84	—	0.176	79	118
Pro 2.1 (B3)	13.25	0.002	0.029	13	19
Pro. 2.2 (B2)	10.48	0.002	0.023	10	15
Pro. 2.3 (B1)	17.43	0.002	0.038	17	26
Subtotal	122.00	—	0.266	119	179
Pro. 3.1 (C5)	19.06	0.002	0.041	19	28
Pro. 3.2 (C6)	2.55	0.002	0.006	2	4
Pro. 3.3 a/b (C1/C2)	24.12	0.002	0.053	24	35
Pro. 3.3 c/d (C3/C4)	20.96	0.002	0.046	20	31
Subtotal	188.69	—	0.411	184	277
Pro. 7.1 (E1)	4.87	0.002	0.011	5	7
Pro. 7.2 (E2)	6.09	0.002	0.013	6	9
Total	**199.65**	**—**	**0.435**	**195**	**293**

[1] Based on measured peak, where available. Data Source: MH19 July 2022 and includes CCD Flows.

[2] Factor of Safety of 1.0. (EX.3 Peak Flow + EX.4 Peak Flow)/(EX.3 Acres + EX.4 Acres) = 0.002 cfs/ac. 0.002 cfs/ac * 1.0 = 0.002 cfs/ac.

TABLE 8
HANCOCK ONLY (ALL PROJECTED)

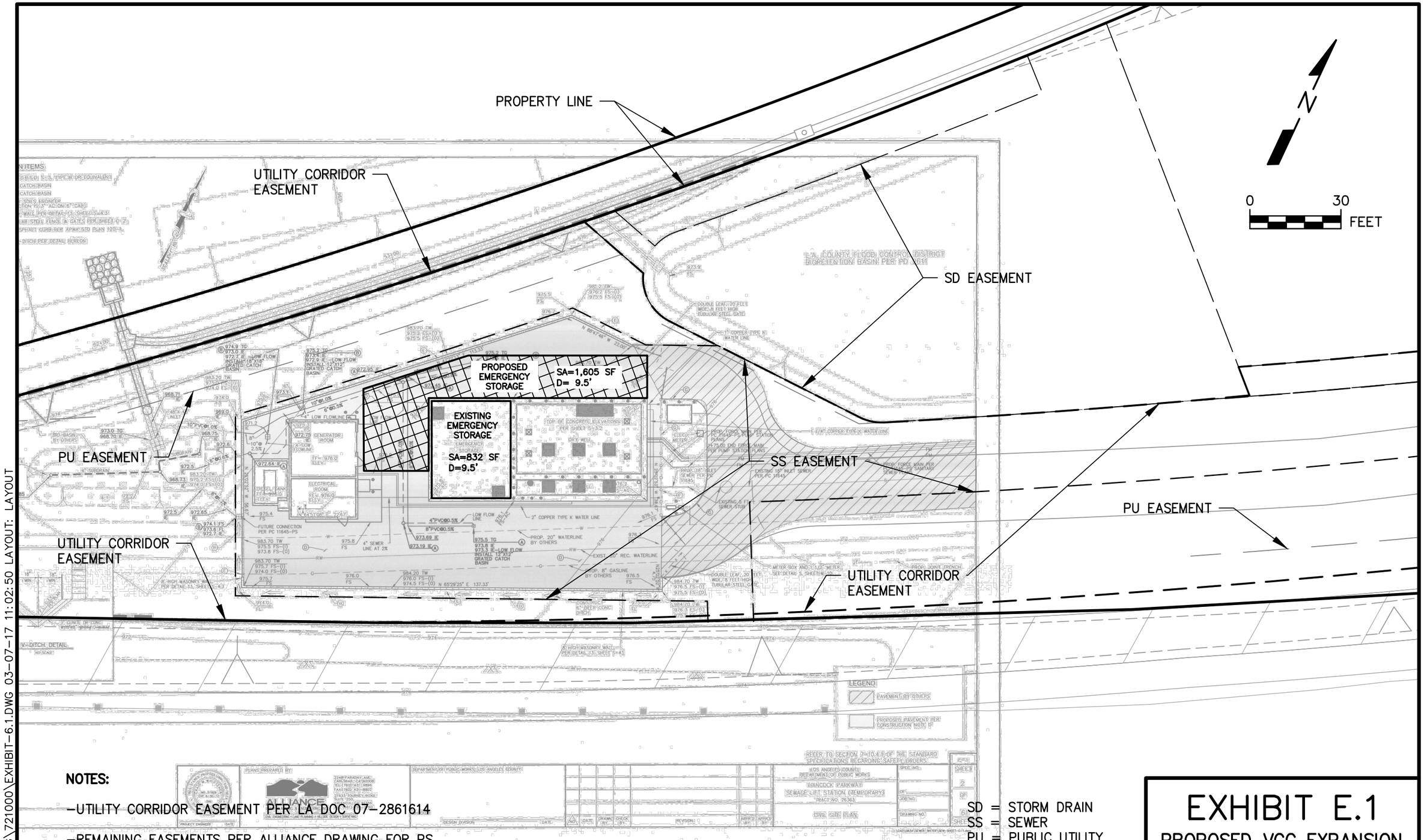
Planning Area	Acres	Coefficient[2], cfs/ac	Peak Flow, cfs	Peak Flow[1], gpm	Design Flow, gpm
EX.3	13.80	0.003	0.109	49	74
EX.4	36.40	0.003			
Subtotal	50.20	—	0.109	49	74
EX. 4 (V-2)	2.47	0.003	0.008	4	5
EX. 4 (V-3)	1.04	0.003	0.003	2	2
Subtotal	53.71	—	0.121	54	81
Pro. 4 (D1)	27.13	0.003	0.089	40	60
Subtotal	80.84	—	0.209	94	141
Pro. 2.1 (B3)	13.25	0.003	0.043	19	29
Pro. 2.2 (B2)	10.48	0.003	0.034	15	23
Pro. 2.3 (B1)	17.43	0.003	0.057	26	38
Subtotal	122.00	—	0.344	154	231
Pro. 3.1 (C5)	19.06	0.003	0.062	28	42
Pro. 3.2 (C6)	2.55	0.003	0.008	4	6
Pro. 3.3 a/b (C1/C2)	24.12	0.003	0.079	35	53
Pro. 3.3 c/d (C3/C4)	20.96	0.003	0.068	31	46
Subtotal	188.69	—	0.562	252	378
Pro. 7.1 (E1)	4.87	0.003	0.016	7	11
Pro. 7.2 (E2)	6.09	0.003	0.020	9	13
Total	**199.65**	**—**	**0.597**	**268**	**402**

[1] Based on measured peak, where available. Data Source: MH19 July 2022 and includes CCD Flows.

[2] Factor of Safety of 1.5. (EX.3 Peak Flow + EX.4 Peak Flow)/(EX.3 Acres + EX.4 Acres) = 0.002 cfs/ac. 0.003 cfs/ac * 1.5 = 0.003 cfs/ac.

APPENDIX E

PROPOSED IMPROVEMENTS



NOTES:

-UTILITY CORRIDOR EASEMENT PER LA DOC 07-2861614

-REMAINING EASEMENTS PER ALLIANCE DRAWING FOR PS

D = DEPTH, IN FEET

SF = SQUARE FEET

SD = STORM DRAIN
SS = SEWER
PU = PUBLIC UTILITY

EXHIBIT E.1

PROPOSED VCC EXPANSION EMERGENCY STORAGE

HANCOCK PARKWAY PUMP STATION
HYDRAULIC OUTLET STUDY

DEXTER WILSON ENGINEERING, INC.
CONSULTING ENGINEERS
(760) 438-4422

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EXPANDED HANCOCK PARKWAY PUMP STATION SERVICE AREA

NO SCALE

PROPOSED 18" GRAVITY SEWER ~ 1,300 FT (OPT.1)

EX. PS #3 ABANDON (DPW)

PROPOSED DUAL 8" FORCE MAINS ~3,700 FT (OPT.1)

EXPANDED HANCOCK PARKWAY PUMP STATION (DPW)

EXISTING DUAL 8" FORCE MAINS ~3,500 FT

PROPOSED 12" FORCE MAIN ~ 6,900 FT (OPT.1 OR OPT.2)

PROPOSED DUAL 8" FORCE MAINS ~ 5,400 FT AND 12" FORCE MAIN ~ 8,900 FT (OPT.2)

EX. CASTAIC PUMPING PLANT (LACSD)

VTPM 18108

PM 22261

PM 20839

PM 26363

PM 17949

PA-1

PA-2.1

PA-2.2

PA-2.3

PA-3.1

PA-3.2

PA-3.3

PA-4

PA-5.1

PA-5.2

PA-6

PA-7.1

PA-7.2

CASTAIC CREEK

HASLEY CREEK

HARRISON PKWY

BRAXTON AVE

LIVINGSTON ST

CENTER DR

COMMERCE PARKWAY

FRANKLIN

HANCOCK PARKWAY

TURNBERRY LN

MUIRFIELD LANE

A ST

TRAVEL VILLAGE

Legend

- Project Boundary
- Existing Parcel Map Boundary
- COMM-BUSINESS PARK - 71.9 Acres
- INDUSTRIAL - 116.4 Acres
- P.F.-Utility - 1.0 Acres
- P.F.-DEBRIS BASIN - 1.4 Acres
- OPEN SPACE - 38.0 Acres
- O.S.-NAT. - 347.7 Acres
- Public Road - 11.9 Acres

EXHIBIT E.2

EXPANDED HANCOCK PARKWAY PUMP STATION

HANCOCK PARKWAY PUMP STATION HYDRAULIC OUTLET STUDY

DEXTER WILSON ENGINEERING, INC.
CONSULTING ENGINEERS
(760) 438-4422

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PARCEL MAP NO. 18108 (Rev.)

TENTATIVE MAP DATED 01-15-2025
EXHIBIT MAP DATED 01-15-2025

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels/buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. Provide a minimum 10 feet separation between sanitary sewer pipe and water main.

3. Obtain SCE approval for the proposed pipeline within SCE easement.

4. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

5. A “Written Verification” from the water supplier. Provide a “Written Verification” and supporting documents from the water supplier to indicate the availability of a “Sufficient Water Supply” as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of Public Works and the Department of Regional Planning.

6. If required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.

7. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

8. Submit landscape and irrigation plans for each commercial/open space parcel in the land division, with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Sam Richards Phone (626) 458-4921 Date 02-13-2025

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RTM-PM18108-20129	PROJECT NUMBER:	87150
CITY/COMMUNITY:		STATUS:	Cleared
PROJECT ADDRESS:	27202 Turnberry Lane VALENCIA, CA 91355	DATE:	02/13/2025

CONDITIONS

1. THE FOLLOWING CONDTIONS OF APPROVAL ARE REQUIRED FOR THE VESTING TENTATIVE PARCEL MAP:
2. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA.
3. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
4. A common access agreement is required for the private driveway since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be perform through EPIC-LA in the project's Final Map plan number.
5. A Reciprocal Easement Agreement for access purposes, ingress and egress, is required for all lots that share the private driveway as primary access, including emergency providers. A digital copy of the agreement shall be submitted to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be provided through EPIC-LA in the project's Final Map plan number.
6. A digital copy of the Grading Plan shall be submitted to the Fire Department's Land Development Unit for review and approval. Compliance is required prior to Final Map clearance. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–Grading.
7. A digital copy of the Water Plans for the required public fire hydrants shall be submitted to the Fire Department's Land Development Unit for review and approval. Compliance is required prior to prior to project construction. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–Water Plan & System Review.
8. Prior Final Map recordation, provide written verification stating the required public fire hydrants have been bonded for in lieu of installation. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan plan number.
9. Provide public streets as to noted on the cross-sections.
10. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
11. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
12. All public and private on-site fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
13. The required fire flow for the public fire hydrants for this project is 4000 GPM at 20 psi residual pressure for 4 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. The installation of an automatic fire sprinkler system is required. The fire flow is subject to further reduction during

Reviewed by:

the building plan check process. Fire Code 507.3 & Appendix B

14. The public fire hydrants will determine by the Fire Department with further review of the tentative parcel map. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
15. THE FOLLOWING CONDTIONS OF APPROVAL ARE REQUIRED FOR THE EXHIBIT "A":
16. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance too Fire Code Section 501.4
17. For buildings where the vertical distance between the access roadway and the highest roof surface does not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1
18. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet from the lowest level of the Fire Apparatus Access Road, provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.1.2; 503.2.1.2.2 & 503.2.1.2.2.1
19. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
20. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
21. Dead-end Fire Apparatus Access Roads more than 150 feet in length shall be provided with an approved Fire Department turnaround. Refer to Figure 503.2.5 (1) and Figure 503.2.5(2) in Chapter 5 of the Fire Code. The turnaround shall be orientated on the access roadway in the proper direction of travel. Fire Code 503.2.5
22. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE” shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for Fire Apparatus Access Roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
23. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
24. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 36 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
25. The locations of the private on-site fire hydrants will be determined by the Fire Department with the further review of the Exhibit "A". All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
26. The required fire flow for more than one on-site fire hydrant is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being located the furthest from the public fire hydrant. Fire Code C106.1
27. All private fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. For fully sprinkled multi-family structures, private fire hydrants may be installed a minimum of 10 feet from the structure. Fire Code Appendix C106.1
28. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire

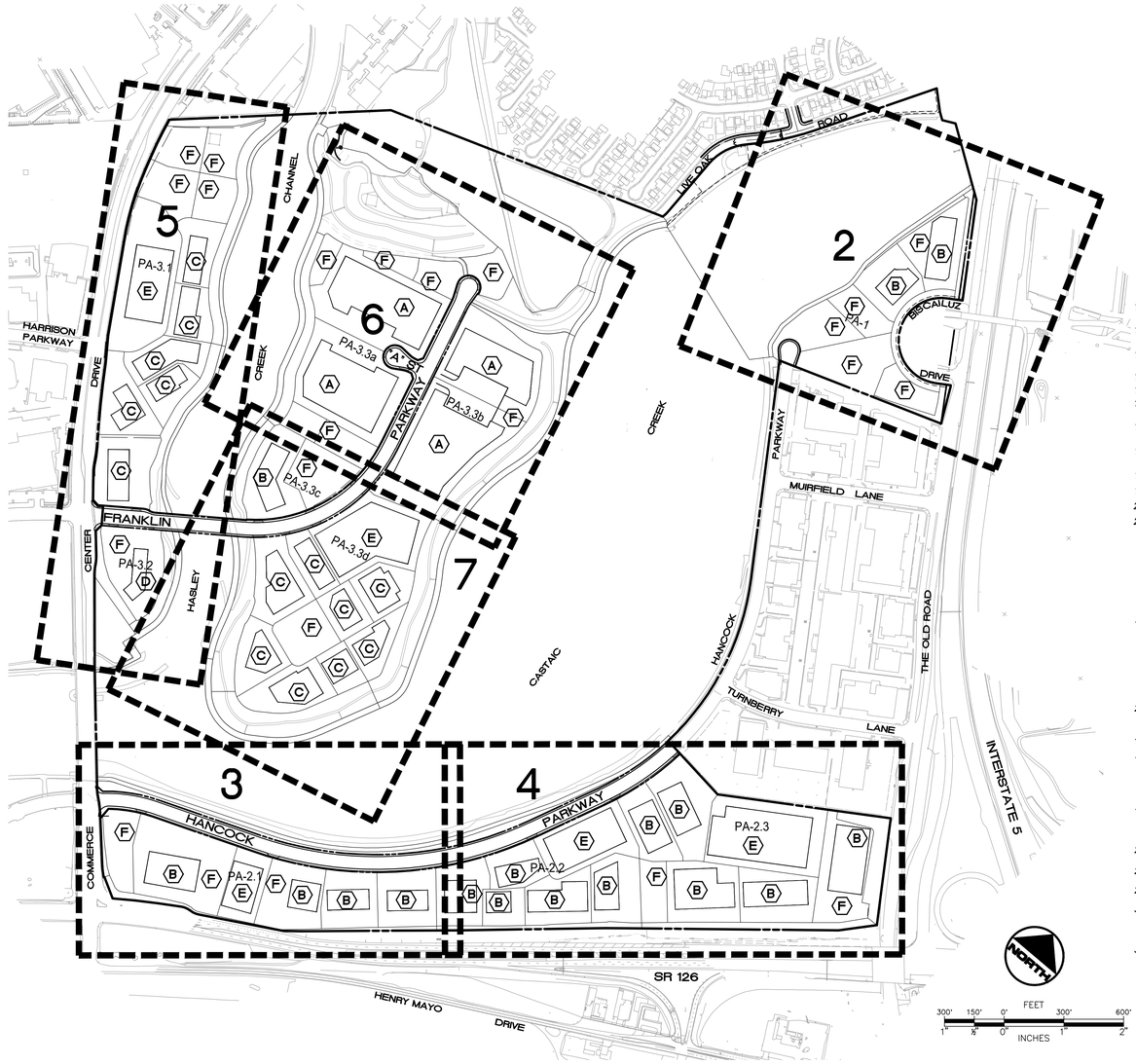
Reviewed by:

Department Regulation 7

29. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification Unit prior building plan approval. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205, or by visiting https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

Reviewed by:



INDEX MAP

GENERAL NOTES:

1. GRADE ELEVATIONS SHOWN ON THE VTPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL, THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE REVIEWED DURING PLOT PLAN APPROVAL AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL NON DEVELOPABLE LOTS FOR PRIVATE DRIVEWAY PURPOSES.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DPW.
11. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
12. PROPOSED RETAIL, INDUSTRIAL, AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
13. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS REQUESTED.
14. REQUEST PERMISSION TO MASS/BULK GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. PROVIDE STANDARD RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
17. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
18. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
19. TOPO COMPILED 12/2013 FROM AERIAL DATA FLOWN 12/2013.
20. PERMISSION IS REQUESTED TO VACATE EXCESS RIGHT OF WAY ON LIVE OAK ROAD WITHIN LOTS 24, 25, 27, 42 AND 104.
21. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL" OF APPENDIX J OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VESTING TENTATIVE TRACT MAP OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN.
THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
ALL FLAT PADS WILL DRAIN TO AN APPROVED DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
22. GRADING OF VTPM 18108 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE VTTM. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.RASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.
23. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
24. THE CUMULATIVE EARTHWORK VOLUME FOR ALL PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLAN SUBMITTED.
25. THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
26. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86, 87, 88, 89, 93, 95, 96, AND 97.
27. ALL SLOPES AND LANDSCAPING TO BE MAINTAINED BY VALENCIA COMMERCE CENTER ASSOCIATION.
28. ALL SEWER AND STORM DRAIN SHOWN IN EASEMENTS ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.
29. ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
30. THE DEVELOPER/ENGINEER ACKNOWLEDGES THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE IN THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.
31. THE LID PROJECT DESIGN FEATURES PROPOSED AS PART OF THE PROJECT ARE SELECTED IN ACCORDANCE WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND PROVIDE PRETREATMENT, RETENTION, AND BIOFILTRATION VOLUME CONSISTENT WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND THE LA COUNTY LID DEVELOPMENT DESIGN MANUAL.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W ROWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR #6.25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

SPECIAL NOTE:

1. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC STREETS AND TRAILS.

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO THE SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICULAR ACCESS).
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRELANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

PROJECT RELATED ENTITLEMENTS:

PROJECT NUMBER – 87-350
CONDITIONAL USE PERMIT – 87-360
OAK TREE PERMIT – 200700022
PARKING PERMIT – RPPL2022007239
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

UTILITY PROVIDERS

PHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER TREATMENT: LA COUNTY SANITATION
DISTRICT SCHOOLS: CASTAIC UNION SCHOOL DISTRICT
WM S HART SCHOOL DISTRICT
WATER: SANTA CLARITA VALLEY WATER AGENCY
POLICE PROTECTION: LA COUNTY SHERIFF
FIRE PROTECTION: LA COUNTY FIRE

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, STATISTICS
1A	EASEMENTS
2	PLANNING AREA 1
3	PLANNING AREA 2.1
4	PLANNING AREA 2.2 AND 2.3
5	PLANNING AREA 3.1 AND 3.2
6	PLANNING AREA 3.3a AND 3.3b
7	PLANNING AREA 3.3c AND 3.3d

APPROXIMATE EARTHWORK QUANTITIES:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	3,500,000	3,090,000
SHRINKAGE		410,000
TOTAL	3,500,000	3,500,000

REMEDIAL GRADING NOT INCLUDED
EARTHWORK TO BE BALANCED ONSITE

PROJECT SUMMARY:

GROSS AREA	328.8 Acres
TOTAL LOTS	104
EXISTING ZONING	M-1.5-DP, M-1.5
PROPOSED ZONING	M-1.5-DP, M-1.5
EXISTING COUNTYWIDE GENERAL PLAN DESIGNATION:	I 0
PROPOSED COUNTYWIDE GENERAL PLAN DESIGNATIONS:	I 0

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

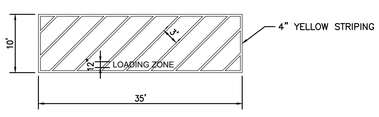
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED

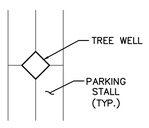
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
1/15/25
EXHIBIT MAP PM18108

LEGEND

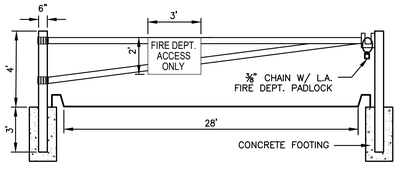
2 SHEET NUMBER
(A) INDUSTRIAL
(B) OFFICE
(C) OFFICE (4 LEVELS)
(D) RETAIL
(E) STRUCTURE PARKING
(F) SURFACE PARKING



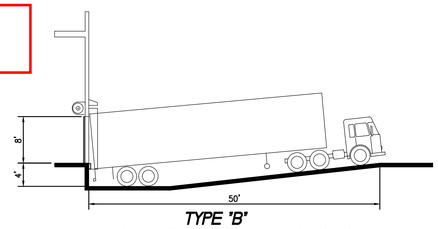
TYPE "A"
TYPICAL LOADING ZONE - PLAN
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE



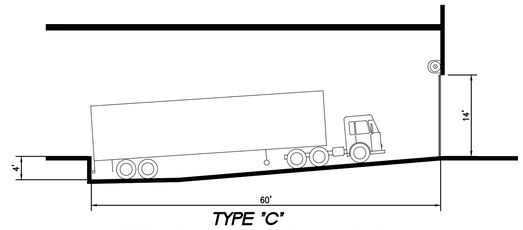
TREE WELL
NOT TO SCALE



EMERGENCY ACCESS GATE DETAIL
NOT TO SCALE



TYPE "B"
EXTERIOR LOADING WELL - SECTION
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE

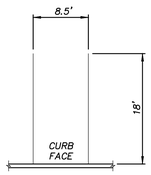


TYPE "C"
INTERIOR LOADING WELL - SECTION
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE

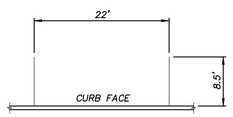
NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

STREET FRONTAGE	LOT REQUIREMENTS			
	MINIMUM FRONT PARKING SETBACK	MINIMUM FRONT BUILDING SETBACK	MINIMUM SIDE PARKING SETBACK (CORNER LOT)	MINIMUM SIDE BUILDING SETBACK (CORNER LOT)
COMMERCE CENTER DRIVE	33.5'	65'	20'	25'
INTERIOR STREETS	15' [1]	40'	15' [1]	25'

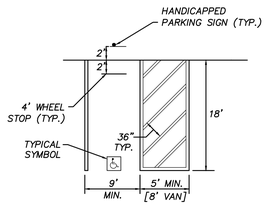
SETBACKS ARE MEASURED FROM CURB OF ROADWAY.
1. 20' AT SIDEWALK CONDITIONS



TYPICAL PERPENDICULAR PARKING
NOT TO SCALE



TYPICAL PARALLEL PARKING
NOT TO SCALE



HANDICAP PARKING
NOT TO SCALE

PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT NO.	STREET FRONTAGE	NO. OF Buildings	Retail Building S.F.	Office Building S.F.	Industrial Building S.F.	Total Building S.F.	Required Retail Parking Spaces (1/250 S.F.)	Required Office Parking Spaces (1/400 S.F.)	Required Industrial Parking Spaces (1/500 S.F.)	Total Parking Spaces Required	Retail Parking Spaces Provided	Office Parking Spaces Provided	Total Industrial Spaces Provided	Total Parking Spaces Provided
1	92-97	THE OLD ROAD	2	–	174300	–	174300	–	436	–	436	–	436	–	436
2.1	68-73	HANCOCK PARKWAY	4	–	302600	–	302600	–	757	–	757	–	757	–	757
2.2	77-82	HANCOCK PARKWAY	5	–	368400	–	368400	–	921	–	921	–	921	–	921
2.3	83-90	HANCOCK PARKWAY	5	–	649800	–	649800	–	1625	–	1625	–	1625	–	1625
3.1	2-12	COMMERCE CENTER DRIVE	6	–	581200	–	581200	–	1453	–	1453	–	1453	–	1453
3.2	17,20	COMMERCE CENTER DRIVE	1	18000	–	–	18000	72	–	–	72	72	–	–	72
3.3a	29-35	FRANKLIN PARKWAY	2	–	–	247800	247800	–	–	496	496	–	–	496	496
3.3b	28,38,39	FRANKLIN PARKWAY	2	–	–	224500	224500	–	–	449	449	–	–	449	449
3.3c	43,44	FRANKLIN PARKWAY	1	–	66300	–	66300	–	166	–	166	–	166	–	166
3.3d	47-55,59	FRANKLIN PARKWAY	8	–	767100	–	767100	–	1918	–	1918	–	1918	–	1918
TOTAL	–	–	36	18000	2909700	472300	3400000	72	7276	945	8293	72	7276	945	8293

NOTE:
1. EASEMENTS FOR INGRESS / EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.
2. ALL HANDICAP SPACES ARE VAN ACCESSIBLE

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 1 OF 7 SHEETS

Plan No. HCC093-01

G:\Newhall Ranch\18108 VCC\Tentative\VCC093-01_Exh. A.dwg Plotted on Oct 22, 2024-10:54am by sdonne

EASEMENTS DISPOSITION NOTES:

ALL COUNTY EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE WITH FINAL MAP RECORDATION.
ALL OTHER EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE PRIOR TO FINAL MAP RECORDATION.

DATED AS OF JAN 17, 2023

NA 1. *INTENTIONALLY DELETED*

NA 1A. *TAXES AND ASSESSMENTS. REPORT TO FOLLOW. PLEASE VERIFY BEFORE CLOSING.*

NA 1B. *THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.*

NA 1C. *WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.*

NA 2. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 1907 IN BOOK 3210 OF DEEDS, PAGE 74.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE PROVIDED BETTER COPY IS STILL ILLEGIBLE.

Q R 3. *AN EASEMENT FOR ELECTRIC LIGHT AND POWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1907 IN BOOK 3251 OF DEEDS, PAGE 51.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: STARTS ON THE VENTURA COUNTY SIDE. NOT PLOTTED. MIGHT BE PLOTTABLE WITH ADDITIONAL SURVEY.

Q R 4. *AN EASEMENT FOR POLES, GUYS, ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1920, AS DOCUMENT NO. 426 IN BOOK 7068 OF DEEDS, PAGE 323.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
SURVEYORS NOTE: THE LEGAL DESCRIPTION MAKE CALLS TO 'STAKES' THAT EXISTED IN 1915 AT THE TIME THE EASEMENTS ORIGINATED. THE DOCUMENT DOES NOT DEFINE A WIDTH. THE PORTION OF THE EASEMENT IS PLOTTED APPROXIMATELY BASED ON AN EXISTING POLE LINE WESTERLY OF THE LAND FILL TO THE LOS ANGELES COUNTY LINE THAT STILL EXIST. THE PORTION EASTERLY OF THE LANDFILL IS PLOTTED BASED ON THE SURVEYED LOCATION PER RS 112/39-42 TO THE MOST NORTHERLY ANGLE POINT. THE REMAINING PORTION EASTERLY IS PLOTTED BASED ON RECORD ANGLES AND DISTANCES FROM SAID MOST NORTHERLY ANGLE POINT. THE QUITCLAIM DEED WAS PLOTTED BASED ON EXISTING POLES FROM THE AERIAL TOPOGRAPHY.

NA 5. *INTENTIONALLY DELETED.*

NA 6. *THE PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO THE STREAMS OR WATER CHANNELS RUNNING THROUGH CERTAIN PORTIONS OF THE PREMISES HEREIN DESCRIBED UPON CERTAIN CONDITIONS, AS CONTAINED IN THE AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE CITY OF LOS ANGELES, RECORDED DECEMBER 14, 1920, AS DOCUMENT NO. 825 IN BOOK 308, PAGE 82 OF MISCELLANEOUS RECORDS.*
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 7-14 *INTENTIONALLY DELETED.*

NA 14A. *AN EASEMENT FOR POLE LINES, ANCHORS, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16456, PAGE 204 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DESCRIBES APPROXIMATE AND GENERAL LOCATIONS FOR THE EASEMENT.

Q RE 14B. *AN EASEMENT FOR 2 PIPE LINES AND A POLE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 13835, PAGES 350 OF OFFICIAL RECORDS.*
IN FAVOR OF: GENERAL PIPE LINE COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT BASED ON TIED TO THE OLD ROAD AND SPRR.

NA 15-17A *INTENTIONALLY DELETED*

NA 17B. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AS BOOK 29881, PAGE 252 OF OFFICIAL RECORDS. AFFECTS: PARCEL 2 SURVEYORS NOTE: THE STATE HIGHWAY WAS RELINQUISHED TO THE COUNTY OF LOS ANGELES SHOWN ON STATE HIGHWAY MAP BOOK 13, PAGES 13-17. IT IS UNCLEAR IF THE ABUTTER'S RIGHTS OF INGRESS AND EGRESS REMAIN.*

NA 17C-24 *INTENTIONALLY DELETED*

NA 25. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2549, IN BOOK 36011, PAGE 33 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE.

NA 26-32 *INTENTIONALLY DELETED*

RM Q NA 33. *AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, POLES, TOWERS, AND ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1958 AS INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS AND FEBRUARY 8, 1960, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS. INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS IS THE JUDGEMENT THAT REFERENCES THE FINAL ORDER OF CONDEMNATION RECORDED AS INSTRUMENT NO. 4125.

Q NA 34. *AN EASEMENT FOR ACCESS ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1958 AS INSTRUMENT NO. 3331, IN BOOK D 177, PAGE 503 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 35. *INTENTIONALLY DELETED*

Q RM 36. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 37&38 *INTENTIONALLY DELETED*

Q RE 38A. *AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1962 AS INSTRUMENT NO. 3559 OF OFFICIAL RECORDS.*
IN FAVOR OF: THE PACIFIC TELEPHONE, TELEGRAPH COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 39&40 *INTENTIONALLY DELETED*

RM 41. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO.2218, RECORDED IN BOOK D3363, PAGE 502 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL QUITCLAIM DEED" RECORDED JULY 5, 2019 AS INSTRUMENT NO. 20190648481 OF OFFICIAL RECORDS.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. QUITCLAIM PLOTTED PER DOCUMENT.

NA 42. *INTENTIONALLY DELETED*

NA 43. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AN AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY, A CALIFORNIA CORPORATION AND LARWIN-SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION FOR THE BENEFIT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 26, 1969, AS INSTRUMENT NO. INSTRUMENT NO. 3142, IN BOOK M-3354, PAGE 739 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 44-50 *INTENTIONALLY DELETED*

NA 51. *AN INSTRUMENT ENTITLED "NOTIFICATION OF FLOODWAY AND FLOOD HAZARD AREA" DATED JUNE 11, 1982, WHEREAS ORDINANCE NO. 12,114 ADOPTED MARCH 12, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND THEREAFTER PERIODICALLY AMENDED, CREATED AND ESTABLISHED FLOODWAY AND WATER SURFACE ELEVATIONS.*
SAID ORDINANCE PROVIDES THAT SUCH FLOODWAYS AND WATER SURFACE ELEVATIONS WERE ESTABLISHED OVER THOSE LANDS SUBJECT TO SEVERE FLOOD HAZARD B REASON OF INUNDATION, OVERFLOW, EROSION OR DEPOSITION OF DEBRIS AND WHEREAS ORDINANCE NO. 12,115 AMENDING THE BUILDING CODE TO REGULATE CONSTRUCTION WITHIN ESTABLISHED FLOODWAYS WAS ADOPTED MARCH 25, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND CONTAINS PROVISIONS RELATIVE TO THE PROHIBITION OF THE PLACEMENT OF BUILDINGS OR OTHER STRUCTURES IN AN AREA TO BE SUBJECT TO FLOOD HAZARD BY REASON OF INUNDATION, OVERFLOW OR EROSION, RECORDED JUNE 14, 1982, AS INSTRUMENT NO. 82-599334, OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE DOCUMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DEPICTS GRAPHICAL INFORMATION.

NA 52-54 *INTENTIONALLY DELETED*

NA 55. *AN EASEMENT FOR DRAINAGE AND SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 56. *A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: SEE ITEM 55 FOR LOCATION.

RM 56A. *AN EASEMENT FOR WATER PIPELINES, WATER TANK, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 93-159145 OF OFFICIAL RECORDS. IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION*
AFFECTS: AS DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735841 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 57. *INTENTIONALLY DELETED*

NA 57A. *AN EASEMENT FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 02, 1996 AS INSTRUMENT NO. 96-1615020 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 58. *AN EASEMENT FOR ELECTRIC LINES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-178589 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 59. *INTENTIONALLY DELETED*

NA 60. *AN EASEMENT FOR TRAFFIC CONTROL DEVICES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1997 AS INSTRUMENT NO. 97-434775 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 61. *INTENTIONALLY DELETED*

NA 62. *EASEMENT FOR ROADWAY, ACCESS, INGRESS, EGRESS, SLOPE, STORM DRAIN, SEWER AND FLOOD CONTROL PURPOSES, AS SHOWN OR DEDICATED ON THE FOLLOWING PARCEL MAPS:*
NA *AS MAP NO. 15173, IN BOOK 161, PAGE 80-87, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 22261, IN BOOK 273, PAGE 27-37, PARCEL MAPS; SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
NA *AS MAP NO. 20839, IN BOOK 273, PAGES 38-43, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
NA *AS MAP NO. 17949-01, IN BOOK 282, PAGES 94-98, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
RM *AS MAP NO. 17949, IN BOOK 283, PAGES 1-5, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
NA *AS MAP NO. 19784-01, IN BOOK 279 PAGES 34-44, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
NA *AS MAP NO. 26363, IN BOOK 353 PAGES 44-56, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 18229, IN BOOK 232, PAGES 1-11, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
63-67 INTENTIONALLY DELETED

NA 68. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED. SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445419 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 69-90 *INTENTIONALLY DELETED*

Q 91. *AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513085 OF OFFICIAL RECORDS.*
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 92&93 *INTENTIONALLY DELETED*

RM 94. *AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513084 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

Q 95. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 05-3215252 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PARCEL 1-3 ARE NOT LOCATABLE DUE TO ERRORS IN THE LEGAL DESCRIPTION. THE REST OF THE PARCELS ARE PLOTTED PER DOCUMENT.

P RM 96. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 06-0079742 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

P RM 97. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 2006 AS INSTRUMENT NO. 06-0415610 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 98-100 *INTENTIONALLY DELETED*

RM 101. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR CONSTRUCTION OF A PARKING FACILITY FOR THE STORAGE OF TRAILERS AND RECREATIONAL VEHICLES WITHIN FLOOD HAZARD AREA" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637210 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 102. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) FEATURES" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637211 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 103. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637212 OF OFFICIAL RECORDS.*
AFFECTS:
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 104. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BUILDOVER AGREEMENT" RECORDED JUNE 29, 2011 AS INSTRUMENT NO. 20110880140 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

Q 105. *AN EASEMENT FOR WATER PIPELINE, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 2011 AS INSTRUMENT NO. 20111058697 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 106. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 09, 2011 AS INSTRUMENT NO. 20111221427 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 107-114 *INTENTIONALLY DELETED*

RM 115. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735839 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

RM 116. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WARTER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735840 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 117. *RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.*

NA 118. *INTENTIONALLY DELETED*

NA 119. *RIGHTS OF PARTIES IN POSSESSION.*

NA 120. *INTENTIONALLY DELETED*

RM 121. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16643 PAGE 243 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PORTIONS OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 122. *AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES OVER THOSE PORTIONS OF SAID LAND, WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 WEST, IN THE RANCHO SAN FRANCISCO, LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 1 PAGE 514 OF PATENTS. ALL POLES TO BE ERECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:*
BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE #710893-E, LOCATED IN THE EASTERLY LINE OF HASLEY CANYON ROAD, 3710 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID SECTION 12 AND 420 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SECTION, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTHEASTERLY 1435 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE EASTERLY, FORMING AN ANGLE OF 119 DEGREES 10' 480 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C".
ALSO, FOUR STRIPS OF LAND THE CENTER LINES OF WHICH ARE DESCRIBED AS FOLLOWS:
STRIP 1: BEGINNING AT SAID POINT "A"; THENCE SOUTHWESTERLY 100 FEET;
STRIP 2: BEGINNING AT SAID POINT "B"; THENCE WESTERLY 40 FEET;
STRIP 3: BEGINNING AT SAID POINT "B"; THENCE NORTHEASTERLY 40 FEET;
STRIP 4: BEGINNING AT SAID POINT "C"; THENCE EASTERLY 40 FEET;
EXCEPT THEREFROM ANY PORTION THEREOF, LYING WITHIN HASLEY CANYON ROAD, 40 FEET WIDE, AS NOW ESTABLISHED,
AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 4, 1953 IN BOOK 42632 PAGE 203, OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE EASEMENT BEGINS AT AN EXISTING POLE.

NA 123. *INTENTIONALLY DELETED*

NA 124. *AN EASEMENT FOR WATER SYSTEM MAINS, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING PIPELINES, WATER WELLS, PUMPING STATIONS, RESERVOIRS, BLENDING PLANTS, TREATMENT PLANTS AND CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS INSTRUMENT NO. 3780 IN BOOK D4248 PAGE 313 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

NA 125. *AN EASEMENT FOR CABLE TELEVISION LINES, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING CONDUITS, CABLES, TRANSFORMERS, TRANSMISSION RELAYS, HOOKUP FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS BOOK D4248, PAGE 315 OF OFFICIAL RECORDS.*
IN FAVOR OF: RANCHERS SUPPLY COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

RM 126. *A RIGHT OF WAY FOR A STATE HIGHWAY OVER THOSE PORTIONS OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET ON EACH SIDE OF THE CENTER LINE AS MORE PARTICULARLY DESCRIBED THEREIN, AS GRANTED UPON CERTAIN CONDITIONS BY THE NEWHALL LAND AND FARMING COMPANY TO STATE OF CALIFORNIA, BY DEED RECORDED JULY 7, 1915 IN BOOK 6056 PAGE 284, OF DEEDS.*
EASEMENT LOCATION CANNOT BE DETERMINED
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 127-130 *INTENTIONALLY DELETED*

R 131. *AN EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 34891 PAGE 223 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. THE DOCUMENT DOES NOT DEFINE A WIDTH. ALIGNMENT BASED ON EXISTING POLE LOCATION.

RM 132. *AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1969 AS INSTRUMENT NO. 614 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT. ADDITIONAL FIELD WORK WOULD BE REQUIRED TO EXACTLY LOCATE. THE CURRENT PLOTTING SHOULD BE WITHIN 0.15' OF THE CORRECT LOCATION.
THE EASEMENT ADJOINS PARCEL 4 OF THE DOCUMENT RECORDED APRIL 18, 1966 AS INST. NO. 2223 IN BOOK D3274, PAGE 517 OF OFFICIAL RECORDS WHICH IS NOT IN THE REPORT. BOTH PARCELS WERE RELINQUISHED TO THE COUNTY OF LOS ANGELES APRIL 29, 1977 PER INST. NO. 77-443686 WHICH REFERENCES STATE HIGHWAY MAP BOOK 13, PAGES 16-20.

RM 133. *AN EASEMENT FOR SEWER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1970 AS INSTRUMENT NO. 1595 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 134. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE" RECORDED FEBRUARY 26, 1981 AS INSTRUMENT NO. 81-209884 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: AFFECTS PORTION OF THE SUBJECT PROPERTY.

NA 135. *INTENTIONALLY DELETED*

Q RE 136. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399620 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: DOES NOT CONTAIN SURVEY MATTERS.

Q 136A. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399625 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 137. *THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

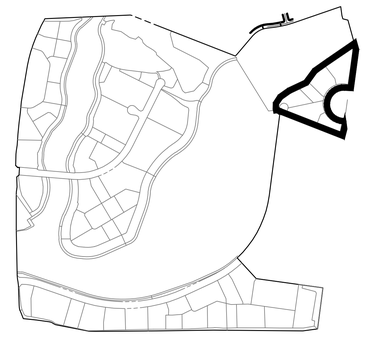
PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED

LEGEND

- 100 — LOT NO.
- PA-2.1 — PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD — PROPOSED STORM DRAIN
- E — EXISTING SCE POWER LINE
- 66kV — PROPOSED 66KV SCE POWER LINE
- 500kV — FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- (X) — PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL

PA-1

LOTS 92, 93, 94, 95, 96, 97	
TOTAL LOT ACREAGE:	9.5 ACRES
TOTAL SITE AREA:	412836 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	174300 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	436
SURFACE PARKING PROVIDED:	436
TOTAL PARKING PROVIDED:	436
ADA PARKING (2% OF TOTAL):	10
ADA VAN (1SP/8 ADA STALLS):	2



KEY MAP

SCALE: 1" = 800'

FEET
60' 30' 0' 60' 120'
1" ½" 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD	LEGAL DESCRIPTION: THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	OWNER/DEVELOPER: FIVEPOINT NEWHALL LAND 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON	REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA	PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING 26074 Avenue Hall, Ste 23 ▪ Valencia, CA 91355 PH: (661) 294-2211 ▪ FX: (661) 294-9890 JASON H. FUKUMITSU 11/20/24 DATE	MAJOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 18108 EXHIBIT "A" IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	SCALE: AS SHOWN DATE: 11/20/24 JOB No. 0015-043-024 SHEET 2 OF 7 SHEETS
CHECKED: J FUKUMITSU					

Plan No. HCC093-02

© Newhall Ranch\VBTdB VDC\Tentative\VTC093-02_Exh A.dwg Plotted on Oct 22, 2024-10:58am by oddame

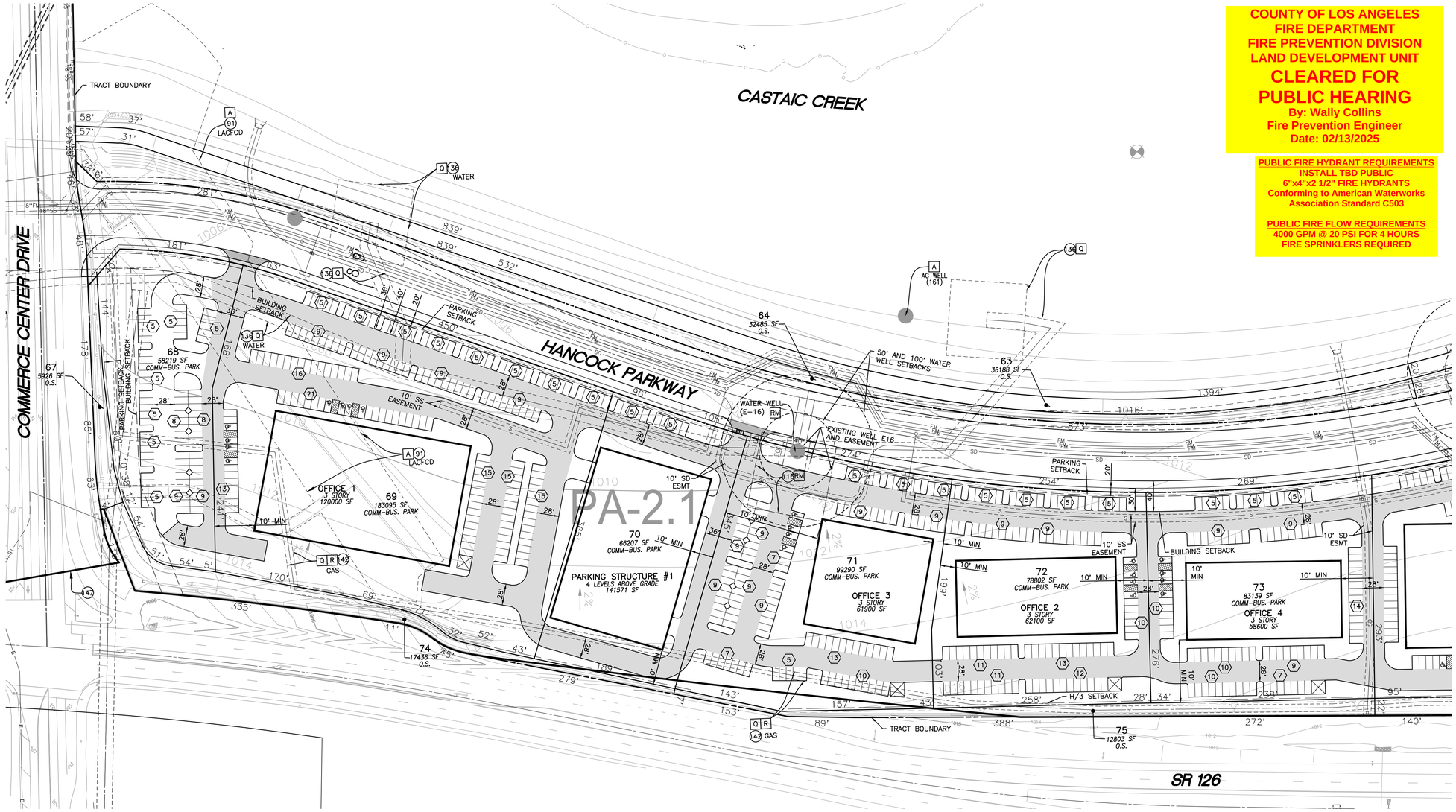
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED



LEGEND

- 100 — LOT NO.
- PA-2.1 — PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD — PROPOSED STORM DRAIN
- E — EXISTING SCE POWER LINE
- 66kV — PROPOSED 66KV SCE POWER LINE
- 500kV — FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- (X) — PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL

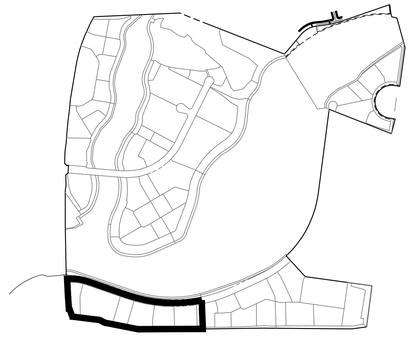
PA-2.1

LOTS 68, 69, 71, 72, 73	
TOTAL LOT ACREAGE:	11.5 ACRES
TOTAL SITE AREA:	502545 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	302600 S.F.
NUMBER OF BUILDINGS:	4
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	757
SURFACE PARKING PROVIDED:	558
TOTAL PARKING PROVIDED:	757 *
ADA PARKING (2% OF TOTAL):	20
ADA VAN (1SP/8 ADA STALLS):	3

* INCLUDES 558 SPACES ON-SITE AND 199 SPACES IN PARKING STRUCTURE #1

PA-2.1

LOT 70	
TOTAL LOT ACREAGE:	1.5 ACRES
TOTAL SITE AREA:	66207 S.F.
TOTAL BUILDING SQ. FT.:	141571
LAND USE:	COMMERCIAL–BUSINESS PARK
PARKING STRUCTURE # 1	
# OF STORIES	4
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	199



KEY MAP

SCALE: 1" = 800'

NORTH

NORTH

FEET
60' 30' 0' 60' 120'
1" ½" 0' 1" 2"
INCHES

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
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OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
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VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 3 OF 7 SHEETS

Plan No. HCC093-03

G:\Newhall Ranch\18108 VCC\Tentative\VCC093-03_Ent A.dwg Plotted on Oct 22, 2024-11:00am by ddomm

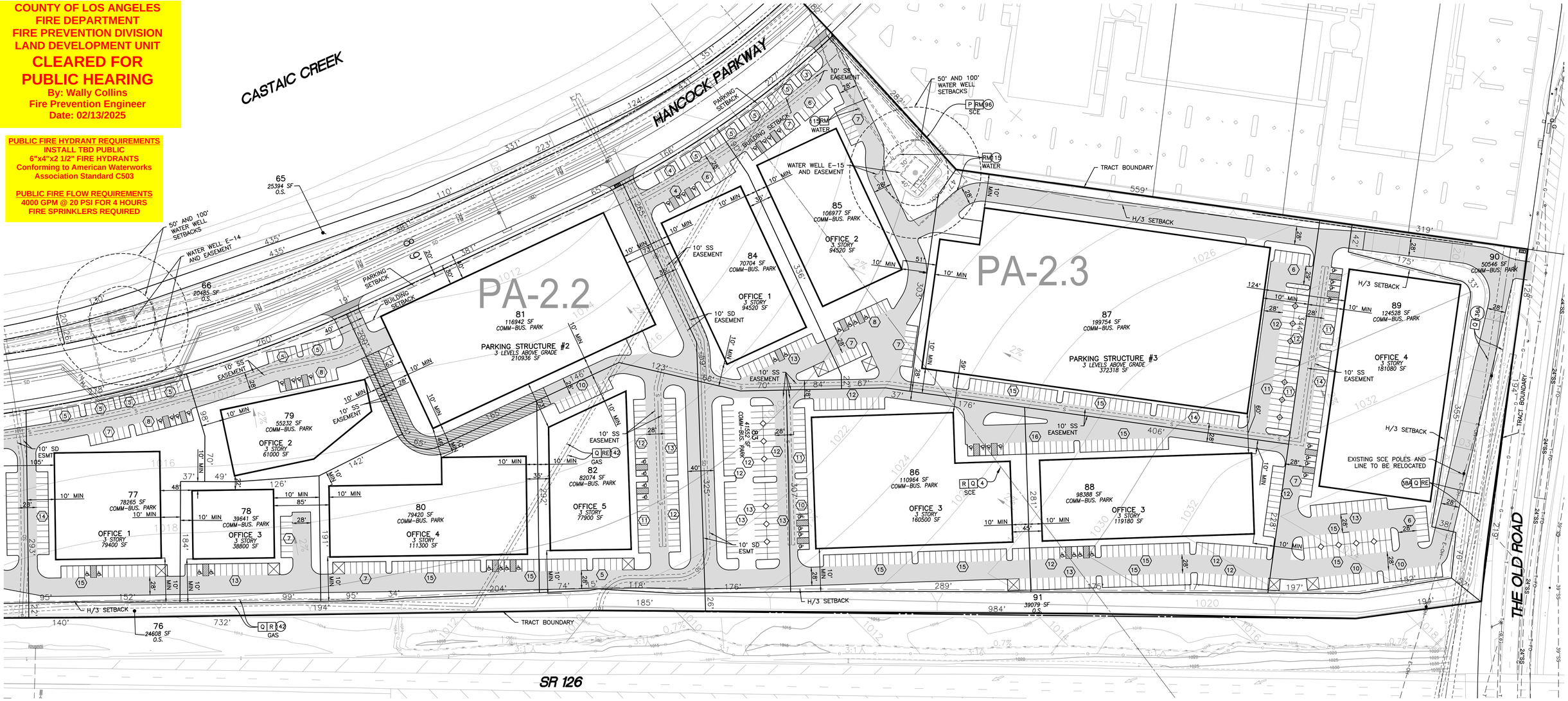
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED



LEGEND

100	LOT NO.
PA-2.1	PLANNING AREA NUMBER
	VTPM 18108 BOUNDARY
	RIGHT-OF-WAY
225'	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	H/2 & H/3 SETBACK LINE
	BUILDING/PARKING SETBACK LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	FIRE LANE ONLY
SD	PROPOSED STORM DRAIN
E	EXISTING SCE POWER LINE
66kV	PROPOSED 66KV SCE POWER LINE
500kV	FUTURE 500KV SCE POWER LINE
	EXISTING SCE POLE
	PROPOSED SCE POLE
	EXISTING WELL
X	PARKING COUNT
	TRASH ENCLOSURE
	STORM DRAIN MANHOLE
	EXISTING WATER WELL

PA-2.2

LOTS 77, 78, 79, 80, 82	
TOTAL LOT ACREAGE:	7.7 ACRES
TOTAL SITE AREA:	337322 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	368400 S.F.
NUMBER OF BUILDINGS:	5
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	921
SURFACE PARKING PROVIDED:	202
TOTAL PARKING PROVIDED:	921 *
ADA PARKING (2% OF TOTAL):	20
ADA VAN (1SP/8 ADA STALLS):	3

* INCLUDES 202 SPACES ON-SITE AND 719 SPACES IN PARKING STRUCTURE #2.

PA-2.3

LOTS 83, 84, 85, 86, 88, 89, 90	
TOTAL LOT ACREAGE:	13.8 ACRES
TOTAL SITE AREA:	557713 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	649800 S.F.
NUMBER OF BUILDINGS:	5
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1625
SURFACE PARKING PROVIDED:	551
TOTAL PARKING PROVIDED:	1625 *
ADA PARKING (2% OF TOTAL):	34
ADA VAN (1SP/8 ADA STALLS):	4

* INCLUDES 551 SPACES ON-SITE AND 1074 SPACES IN PARKING STRUCTURE #3.

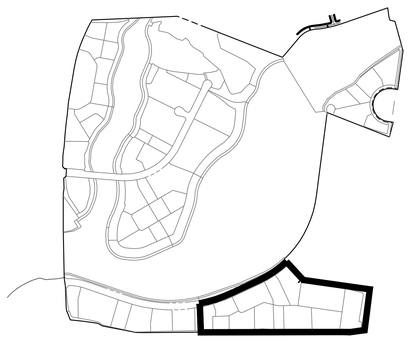
PA-2.2

LOT 81	
TOTAL LOT ACREAGE:	2.7 ACRES
TOTAL SITE AREA:	116942 S.F.
TOTAL BUILDING SQ. FT.:	210936
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE # 2	
# OF STORIES	3
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	719

PA-2.3

LOT 87	
TOTAL LOT ACREAGE:	4.6 ACRES
TOTAL SITE AREA:	199754 S.F.
TOTAL BUILDING SQ. FT.:	392461
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE # 3	
# OF STORIES	3
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1074

NORTH
FEET
60' 30' 0' 60' 120'
1" 1/2" 0 1" 2"
INCHES



KEY MAP

SCALE: 1" = 800'

NORTH

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

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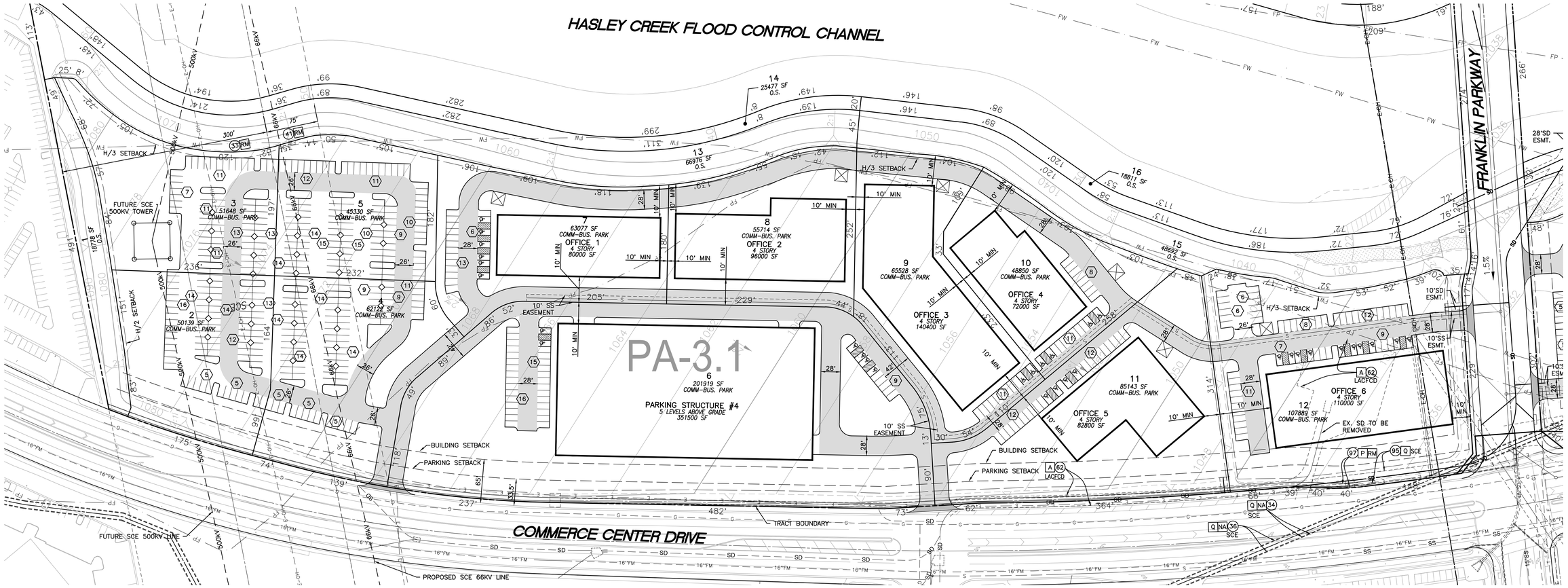
MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

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

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-043-024
SHEET	4
	OF 7 SHEETS

Plan No. HCC093-04

G:\Newhall Ranch\18108 VCC\Tentative\VCC093-04_Exh A.dwg Plotted on Oct 22, 2024-11:01am by ddonne



PA-3.1

LOT 6	
TOTAL LOT ACREAGE:	4.6 ACRES
TOTAL SITE AREA:	201919 S.F.
TOTAL BUILDING SQ. FT.:	351500
LAND USE:	COMMERCIAL–BUSINESS PARK
PARKING STRUCTURE # 4	
# OF STORIES	5
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1,005

COUNTY OF LOS ANGELES
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LAND DEVELOPMENT UNIT
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Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC 6"x4"x2 1/2" FIRE HYDRANTS Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS FIRE SPRINKLERS REQUIRED

PA-3.1

LOTS 2, 3, 4, 5, 7, 8, 9, 10, 11, 12	
TOTAL LOT ACREAGE:	14.4 ACRES
TOTAL SITE AREA:	626708 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - FOUR STORY	
TOTAL COMMERCIAL SQ. FT:	581200 S.F.
NUMBER OF BUILDINGS:	6
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1453
SURFACE PARKING PROVIDED:	525
TOTAL PARKING PROVIDED:	1530 *
ADA PARKING (2% OF TOTAL):	32
ADA VAN (1SP/8 ADA STALLS):	4

* INCLUDES 525 SPACES ON–SITE AND 928 SPACES IN PARKING STRUCTURE #4.

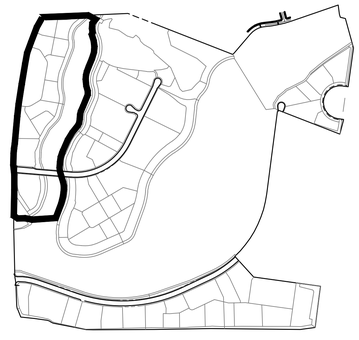
PA-3.2

LOTS 17,20	
TOTAL LOT ACREAGE:	3.9 ACRES
TOTAL SITE AREA:	169,496 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
RETAIL - ONE STORY	
TOTAL COMMERCIAL SQ. FT:	18000
NUMBER OF BUILDINGS:	1
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	72
SURFACE PARKING PROVIDED:	72
TOTAL PARKING PROVIDED:	72
ADA PARKING (2% OF TOTAL):	2
ADA VAN (1SP/8 ADA STALLS):	1

LEGEND

- 100 — LOT NO.
- PA-2.1 — PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT–OF–WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD — PROPOSED STORM DRAIN
- E — EXISTING SCE POWER LINE
- 66kv — PROPOSED 66KV SCE POWER LINE
- 500kv — FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL

NORTH
FEET 60' 30' 0' 60' 120'
INCHES 1" ½" 0" 1" 2"



KEY MAP
SCALE: 1" = 800'

NORTH

DESIGNED: A WAKEFIELD	
DRAFTED:	
CHECKED: J FUKUMITSU	

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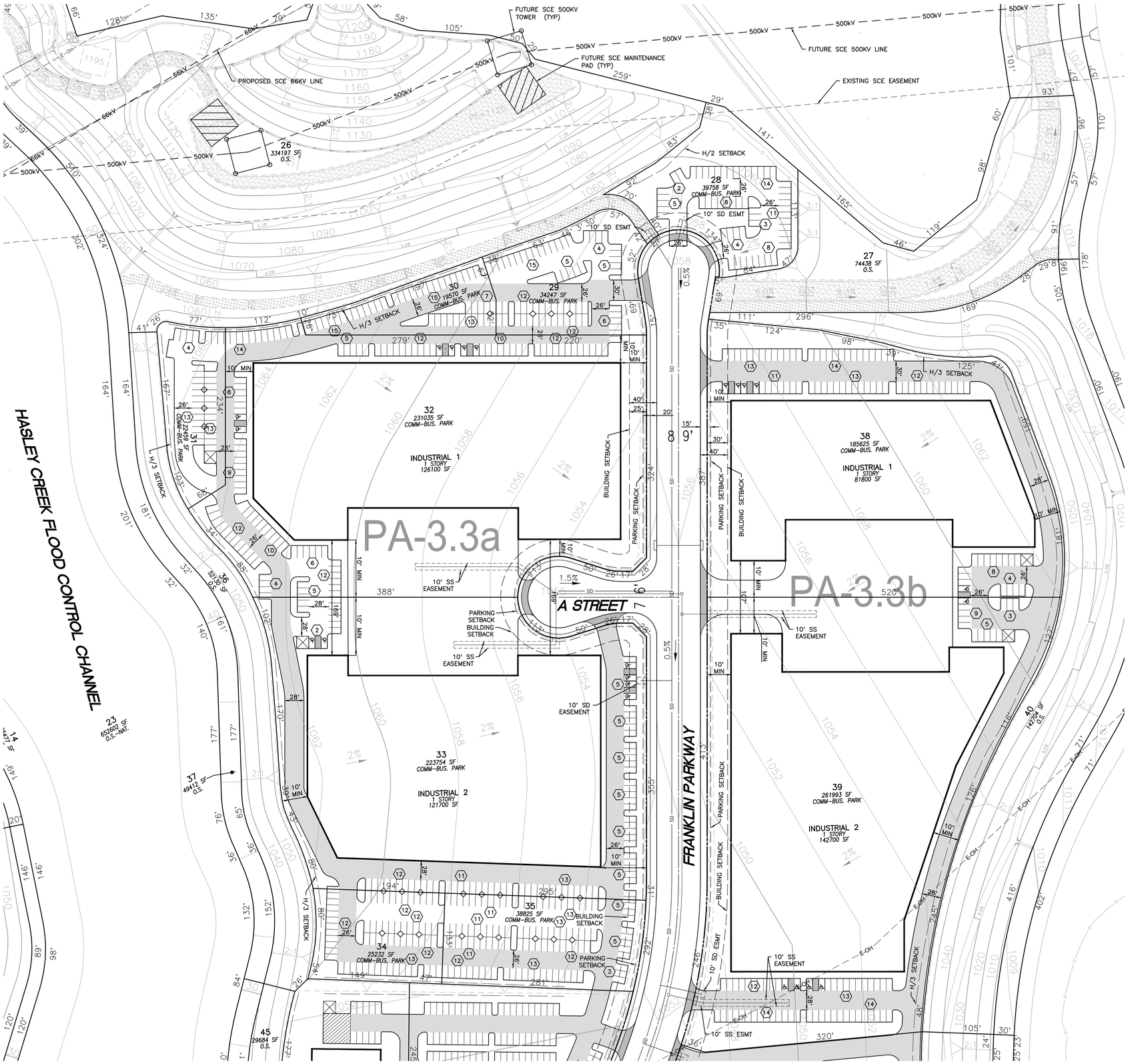
MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

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

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-043-024
SHEET	5
OF	7 SHEETS

Plan No. HCC093–05

G:\Newhall Ranch\18108 VCC\Tentative\VCC093–05_Exh A.dwg Plotted on Nov 18, 2024–8:15am by adamw



PA-3.3a

LOTS 29, 30, 31, 32, 33, 34, 35,	
TOTAL LOT ACREAGE:	13.7 ACRES
TOTAL SITE AREA:	596538 S.F.
LAND USE:	INDUSTRIAL
INDUSTRIAL - ONE STORY	
TOTAL INDUSTRIAL SQ. FT:	247800 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED INDUSTRIAL:	496
SURFACE PARKING PROVIDED:	496
TOTAL PARKING PROVIDED:	496
ADA PARKING (2% OF TOTAL):	12
ADA VAN (1SP/8 ADA STALLS):	2

PA-3.3b

LOTS 28, 38, 39	
TOTAL LOT ACREAGE:	11.2 ACRES
TOTAL SITE AREA:	487382 S.F.
LAND USE:	INDUSTRIAL
INDUSTRIAL - ONE STORY	
TOTAL INDUSTRIAL SQ. FT:	224500 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED INDUSTRIAL:	449
SURFACE PARKING PROVIDED:	200
TOTAL PARKING PROVIDED:	449 *
ADA PARKING (2% OF TOTAL):	10
ADA VAN (1SP/8 ADA STALLS):	2

* INCLUDES 145 SPACES ON-SITE, 55 SPACES IN NORTH OFFSITE PARKING LOT 28 AND 249 SPACES IN SOUTH PARKING STRUCTURE #5.

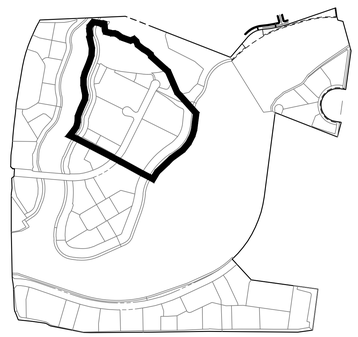
LEGEND

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- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
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- PROPOSED SCE POLE
- EXISTING WELL
- (X) — PARKING COUNT
- TRASH ENCLOSURE
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COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED



KEY MAP

SCALE: 1" = 800'

NORTH

FEET
60' 30' 0' 60' 120'
1" ½" 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD
DRAFTED:
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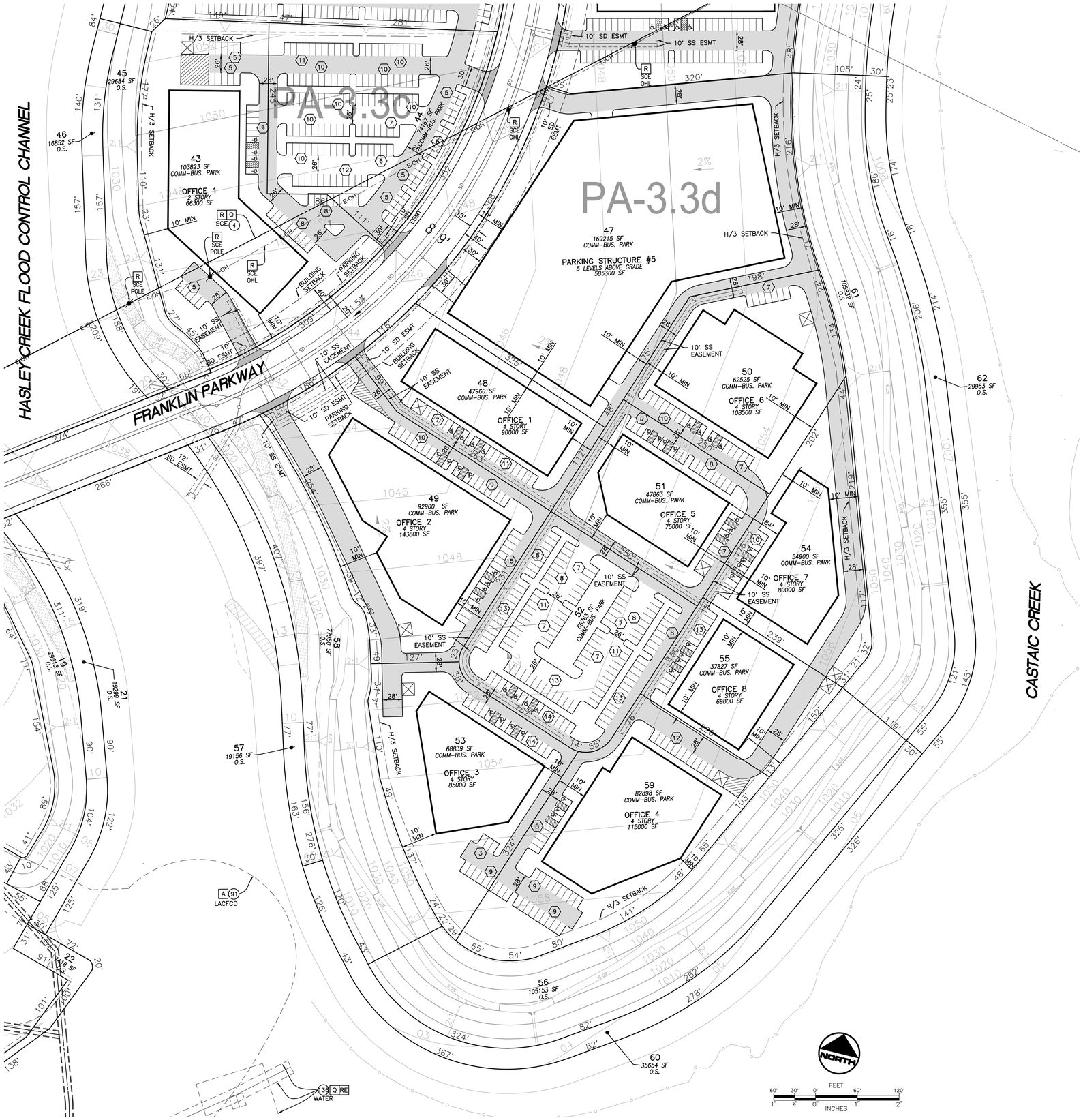
MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

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

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 6 OF 7 SHEETS

Plan No. HCC093-06

G:\Newhall Ranch\18108 VCR\Tentative\VHC093-06_Exh A.dwg Plotted on Oct 22, 2024-11:13am by adamw



PA-3.3c

LOTS 43, 44	
TOTAL LOT ACREAGE:	4.1 ACRES
TOTAL SITE AREA:	177990 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - TWO STORY	
TOTAL COMMERCIAL SQ. FT:	66300 S.F.
NUMBER OF BUILDINGS:	1
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	166
SURFACE PARKING PROVIDED:	166
TOTAL PARKING PROVIDED:	166
ADA PARKING (2% OF TOTAL):	4
ADA VAN (1SP/8 ADA STALLS):	1

PA-3.3d

LOTS 48, 49, 50, 51, 52, 53, 54, 55, 59	
TOTAL LOT ACREAGE:	12.9 ACRES
TOTAL SITE AREA:	562475 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - FOUR STORY	
TOTAL COMMERCIAL SQ. FT:	767100 S.F.
NUMBER OF BUILDINGS:	8
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1918
SURFACE PARKING PROVIDED:	322
TOTAL PARKING PROVIDED:	1918 *
ADA PARKING (2% OF TOTAL):	39
ADA VAN (1SP/8 ADA STALLS):	5

* INCLUDES 322 SPACES ON–SITE AND 1596 IN PARKING STRUCTURE #5.

PA-3.3d

LOT 47	
TOTAL LOT ACREAGE:	3.9 ACRES
TOTAL SITE AREA:	169215 S.F.
TOTAL BUILDING SQ. FT.:	585300
LAND USE:	COMMERCIAL–BUSINESS PARK
PARKING STRUCTURE # 5	
# OF STORIES	5
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1596 + 249 FROM PA 3.3b

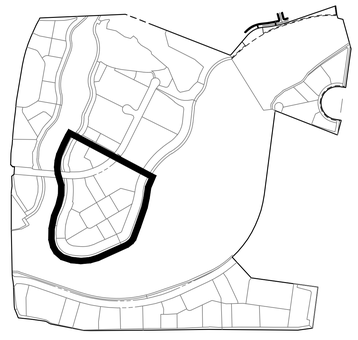
LEGEND

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KEY MAP
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DRAFTED:
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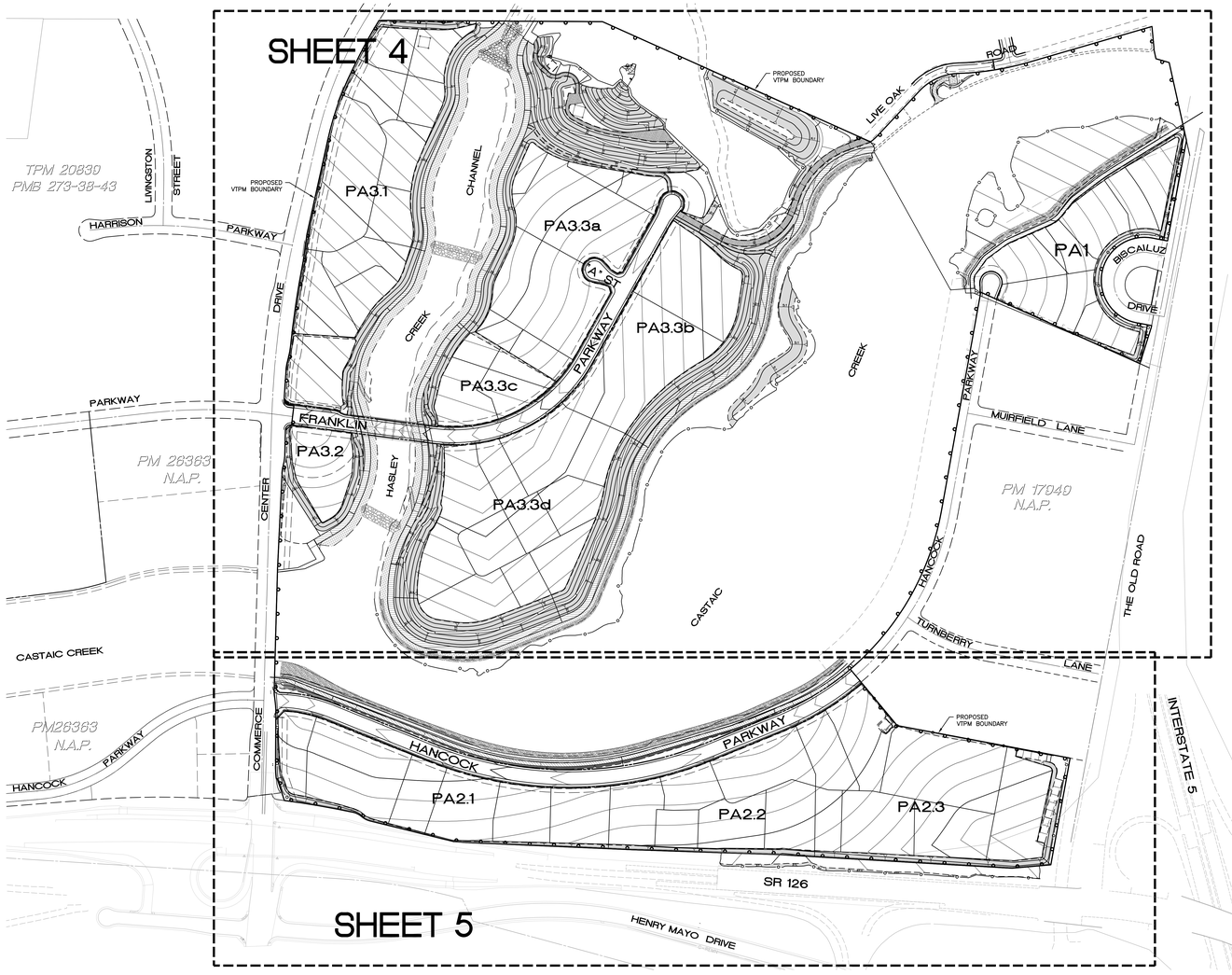
MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
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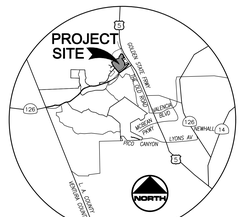
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 7
OF 7 SHEETS

Plan No. HCC093–07

G:\Newhall Ranch\18108 VCC\Tentative\VHCC093–07_Exh A.dwg Plotted on Oct 22, 2024–15:14am by adamw





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. GRADE ELEVATIONS SHOWN ON THE VTPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY NO MORE THAN 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT, TO THE SATISFACTION OF REGIONAL PLANNING.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE EXHIBIT A OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE REVIEWED DURING PLOT PLAN APPROVAL AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL NON-DEVELOPABLE LOTS FOR PRIVATE DRIVEWAY PURPOSES.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DPW.
11. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
12. PROPOSED RETAIL, INDUSTRIAL, AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
13. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) FOR LOTS AS REQUESTED.
14. REQUEST PERMISSION TO MASS/BULK GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. PROVIDE STANDARD RIGHT-OF-WAY RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH GENERAL PLAN HIGHWAYS AND WHERE ALL GENERAL PLAN HIGHWAYS INTERSECT, PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
17. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
18. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
19. TOPO COMPILED 12/2013 FROM DATA FLOWN 12/2013.
20. PERMISSION IS REQUESTED TO VACATE EXCESS RIGHT OF WAY ON LIVE OAK ROAD WITHIN LOTS 24, 25, 27, 42 AND 104.
21. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL OF SURPLUS" OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VESTING TENTATIVE TRACT MAP OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN. THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
    ALL FLAT PADS WILL DRAIN TO AN APPROVED DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
22. THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES. PERMISSION IS REQUESTED TO CHANGE THE ORDER OF PHASES AS LONG AS SUFFICIENT INFGRADING OF VTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE VTM. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW/RASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.
23. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
24. THE CUMULATIVE EARTHWORK VOLUME FOR ALL PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLAN SUBMITTED.
25. THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
26. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86, 87, 88, 89, 93, 95, 96, AND 97.
27. ALL SLOPES AND LANDSCAPING TO BE MAINTAINED BY VALENCIA COMMERCE CENTER ASSOCIATION.
28. ALL SEWER AND STORM DRAIN SHOWN IN EASEMENTS ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.
29. ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
30. THE DEVELOPER/ENGINEER ACKNOWLEDGES THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE IN THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.
31. THE LID PROJECT DESIGN FEATURES PROPOSED AS PART OF THE PROJECT ARE SELECTED IN ACCORDANCE WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND PROVIDE PRETREATMENT, RETENTION, AND BIOFILTRATION VOLUME CONSISTENT WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND THE LA COUNTY LID DEVELOPMENT DESIGN MANUAL.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE ON THE CENTER LINE OF A 160 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 29881, PAGE 252 OF OFFICIAL RECORDS AS HAVING A RADIUS OF 2000.00 FEET AND AN ARC LENGTH OF 1559.60 FEET; THENCE ALONG LAST SAID MENTIONED CENTER LINE AT RIGHT ANGLES TO SAID CENTER LINE SOUTH 57° 28' 12" WEST, 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 160 FOOT STRIP OF LAND, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 57° 28' 12" WEST, 603.26 FEET TO A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 287.00 FEET; THENCE ALONG LAST SAID CURVE, SOUTHWESTERLY, SOUTHERLY AND EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 186° 50' 04", AN ARC DISTANCE OF 838.05 FEET; THENCE TANGENT TO SAID CURVE NORTH 50° 38' 08" EAST, 391.77 FEET; THENCE NORTH 41° 49' 23" EAST, 194.94 FEET TO A POINT ON THAT CERTAIN CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2080.00 FEET ON THE SOUTHWESTERLY LINE OF SAID 160 FOOT STRIP OF LAND HEREINABOVE MENTIONED; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 33' 56" AN ARC DISTANCE OF 129.44 FEET TO THE NORTHWESTERLY TERMINUS THEREOF; THENCE TANGENT TO SAID CURVE NORTH 32° 31' 48" WEST; 283.62 FEET TO THE POINT OF BEGINNING.

PROJECT SUMMARY:

GROSS AREA	328.8 Acres
TOTAL LOTS	104
EXISTING ZONING	M-1.5-DP, M-1.5
PROPOSED ZONING	M-1.5-DP, M-1.5
EXISTING COUNTYWIDE GENERAL PLAN DESIGNATION:	I O
PROPOSED COUNTYWIDE GENERAL PLAN DESIGNATIONS:	I O

APPROXIMATE EARTHWORK QUANTITIES:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	3,500,000	3,090,000
SHRINKAGE		410,000
TOTAL	3,500,000	3,500,000

REMEDIAL GRADING NOT INCLUDED
EARTHWORK TO BE BALANCED ONSITE

PROJECT RELATED ENTITLEMENTS:

PROJECT NUMBER - 87-350
CONDITIONAL USE PERMIT - 87-360
OAK TREE PERMIT - 200700022
PARKING PERMIT - RPPL2022007239
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

PUBLIC STREETS

"A" STREET
FRANKLIN PARKWAY
HANCOCK PARKWAY

OFF-SITE IMPROVEMENTS:

1. CONNECTION TO ZONE 1A POTABLE WATER TANK ON FRANKLIN PKWY
2. CONNECTION TO AND EXPANSION OF SEWER LIFT STATION ON HANCOCK PKWY IN PM 26363

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC 4"x4"x2 1/2" FIRE HYDRANTS Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	EASEMENTS REMOVAL NOTES
3	STREET CROSS SECTIONS AND DETAILS
4	TENTATIVE PARCEL MAP - PA 1 AND PA 3
5	TENTATIVE PARCEL MAP - PA 2
6	PHASING / LARGE LOT PARCEL MAP
7	OFFSITE IMPROVEMENT PLAN

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
K	KILOVOLT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
MIN	MINIMUM
N.A.P.	NOT A PART
OHL	OVERHEAD LINE
O.S.	OPEN SPACE
O.S.-NAT	NATURAL OPEN SPACE
PA	PLANNING AREA
PE	PAD ELEVATION
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RUA	RESTRICTED USE AREA
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
TYP	TYPICAL
W.S	WATER SURFACE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

LEGEND:

1	PARCEL NO.
13,637 S.F.	PARCEL AREA (SQUARE FEET)
PA3.1	PLANNING AREA
	PROJECT BOUNDARY
	DEVELOPMENT AREA BOUNDARY
	EXISTING PARCEL BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
SD	STORM DRAIN
	STORM DRAIN CULVERT
S	SANITARY SEWER
FM	SANITARY SEWER FORCE MAIN
W-Z1	WATER LINE, ZONE 1
W-Z1A	WATER LINE, ZONE 1A
RW	WATER LINE, RECLAIMED
RW-Z1	WATER LINE, RECLAIMED, ZONE 1A
WCL	WATER COLLECTION LINE
AG	WATER LINE, AGRICULTURAL IRRIGATION
G	GAS LINE
E	ELECTRICAL LINE
T	TELEPHONE LINE
JT	JOINT TRENCH
SD	EXISTING STORM DRAIN
SST	EXISTING SANITARY SEWER TRUNK
	EXISTING CMP INLET
S	EXISTING SANITARY SEWER
W-Z1	EXISTING WATER LINE, ZONE 1
W-Z1A	EXISTING WATER LINE, ZONE 1A
E	EXISTING ELECTRICAL LINE
T	EXISTING TELEPHONE LINE
FM	EXISTING SANITARY SEWER FORCE MAIN
FEMA	FEMA LINE
X-CAP	UPDATED EXISTING 0CAP FLOODPLAIN PER FACE (2019)
FW	EX. LACDFW 0-yr FLOODWAY BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
X-FP	EX. LACDFW 0-yr FLOODPLAIN BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
FP	PROP. 0-yr FLOODPLAIN BOUNDARY PER FACE (2019)
CDFG	EXISTING CDFG JURISDICTION LINE (PER FACE-2014)
ACOE	EXISTING ACOE JURISDICTION LINE (PER FACE-2014)
66KV	PROPOSED SCE 66KV LINE
500KV	FUTURE SCE 500KV LINE
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	ABANDONED OIL WELL
(WELL-ET4)	EXISTING WATER WELL LOCATION
	PROPOSED SCE 66KV TOWER LOCATION
	EXISTING POWER POLE
	OAK TREE HEIRARCHY SIZE LABELED WITH "H"
	SIGHT DISTANCE LINE
	TRAIL AND LACFCD ACCESS ROAD AT CREEK BANKS
	AC ACCESS ROAD
	PCC ACCESS ROAD
	TRAIL CONC. OR DG PER PLAN
	SLOPE SHADING
	BURIED BANK STABILIZATION

FEET
200' 100' 0' 200' 400'
INCHES
1" 1/2" 0" 1" 2"

PLANNING AREA 1

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
1	92-97	6	COMMERCIAL-BUSINESS PARK	174300	9.5
	98-102	5	OPEN SPACE		2.1
	103	1	OPEN SPACE - NATURAL		24.5
			PUBLIC ROAD		0.3
1	SUB TOTAL (PLANNING AREA)	12		174300	36.4

PLANNING AREA 2

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
2.1	68-73	6	COMMERCIAL-BUSINESS PARK	302600	13.0
2.2	77-82	6	COMMERCIAL-BUSINESS PARK	368400	10.4
2.3	83-90	8	COMMERCIAL-BUSINESS PARK	649800	18.6
	63-67, 74-76, 91	9	OPEN SPACE		4.8
			PUBLIC ROAD		6.3
2	SUB TOTAL (PLANNING AREA)	29		1320800	53.1

PLANNING AREA 3

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
3.1	2-12	11	COMMERCIAL-BUSINESS PARK	581200	19.0
3.2	17,20	2	COMMERCIAL-BUSINESS PARK	118000	3.9
3.3a	29-35	7	COMMERCIAL-BUSINESS PARK	247800	13.7
3.3b	28, 38-39	3	COMMERCIAL-BUSINESS PARK	224500	11.2
3.3c	43-44	2	COMMERCIAL-BUSINESS PARK	66300	4.1
3.3d	47-55, 59	10	COMMERCIAL-BUSINESS PARK	767100	16.8
	1, 13-16, 18-19, 21-22, 26-27, 36-37, 40-42, 45-46, 56-58, 60-62	24	OPEN SPACE		32.0
	23-25, 104	4	OPEN SPACE - NATURAL		132.5
			PUBLIC ROAD		5.8
3	SUB TOTAL (PLANNING AREA)	63		1904900	239.0

SUMMARY TABLE

PLANNING AREA	NO. OF LOTS	BUILDING (SQ. FT.)	TOTAL ACRES
1	12	174300	36.4
2	29	1320800	53.1
3	63	1904900	239.0
TOTAL	104	3400000	328.5

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDFW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @6.25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951 TO ACQUIRE 2018 ADJUSTMENT ELEV. SUBTRACT 0.127 FT FROM ALL ELEVATIONS RECITED ON THIS MAP.

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED 12/2013.

TOPOGRAPHY:
BY PHOTOGRAMMETRIC PROCESSES FROM AERIAL IMAGING DATED 12/2013, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
10 FOOT, UNLESS OTHERWISE NOTED.

UTILITY PROVIDERS

PHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER TREATMENT: LA COUNTY SANITATION
DISTRICT SCHOOLS: CASTAIC UNION SCHOOL DISTRICT
WM S HART SCHOOL DISTRICT
WATER: SANTA CLARITA VALLEY WATER AGENCY
POLICE PROTECTION: LA COUNTY SHERIFF
FIRE PROTECTION: LA COUNTY FIRE

ASSESSOR'S PARCEL NUMBERS (APN)

2866-001-021	2866-002-061
2866-002-045	2866-002-063
2866-002-052	3271-001-038 (PORTION)

DESIGNED: AW
DRAFTED: SC
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. ALEX HERRELL

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9959
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
TITLE

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

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO 0015-043-024
SHEET 1 OF 7 SHEETS

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
1/15/25
TENTATIVE MAP PM18108

G:\Civil3d Projects\15-043 VCC\Exhibits\VCCEXH-01.dwg, Title Page, Plotted on Jan 20, 2025 - 10:12pm, by aalcaraz

EASEMENTS DISPOSITION NOTES:

ALL COUNTY EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE WITH FINAL MAP RECORDATION.
ALL OTHER EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE PRIOR TO FINAL MAP RECORDATION.

DATED AS OF JAN 17, 2023

MA 1. *INTENTIONALLY DELETED*

MA 1A. *TAXES AND ASSESSMENTS. REPORT TO FOLLOW. PLEASE VERIFY BEFORE CLOSING.*

MA 1B. *THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.*

MA 1C. *WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.*

MA 2. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 1907 IN BOOK 3210 OF DEEDS, PAGE 74.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE PROVIDED BETTER COPY IS STILL ILLEGIBLE.

Q R 3. *AN EASEMENT FOR ELECTRIC LIGHT AND POWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1907 IN BOOK 3251 OF DEEDS, PAGE 51.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: STARTS ON THE VENTURA COUNTY SIDE. NOT PLOTTED. MIGHT BE PLOTTABLE WITH ADDITIONAL SURVEY.

Q R 4. *AN EASEMENT FOR POLES, GUYS, ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1920, AS DOCUMENT NO. 426 IN BOOK 7068 OF DEEDS, PAGE 323.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
SURVEYORS NOTE: THE LEGAL DESCRIPTION MAKE CALLS TO 'STAKES' THAT EXISTED IN 1915 AT THE TIME THE EASEMENTS ORIGINATED. THE DOCUMENT DOES NOT DEFINE A WIDTH. THE PORTION OF THE EASEMENT IS PLOTTED APPROXIMATELY BASED ON AN EXISTING POLE LINE WESTERLY OF THE LAND FILL TO THE LOS ANGELES COUNTY LINE THAT STILL EXIST. THE PORTION EASTERLY OF THE LANDFILL IS PLOTTED BASED ON THE SURVEYED LOCATION PER RS 112/39-42 TO THE MOST NORTHERLY ANGLE POINT. THE REMAINING PORTION EASTERLY IS PLOTTED BASED ON RECORD ANGLES AND DISTANCES FROM SAID MOST NORTHERLY ANGLE POINT. THE QUITCLAIM DEED WAS PLOTTED BASED ON EXISTING POLES FROM THE AERIAL TOPOGRAPHY.

MA 5. *INTENTIONALLY DELETED.*

MA 6. *THE PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO THE STREAMS OR WATER CHANNELS RUNNING THROUGH CERTAIN PORTIONS OF THE PREMISES HEREIN DESCRIBED UPON CERTAIN CONDITIONS, AS CONTAINED IN THE AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE CITY OF LOS ANGELES, RECORDED DECEMBER 14, 1920, AS DOCUMENT NO. 825 IN BOOK 308, PAGE 82 OF MISCELLANEOUS RECORDS.*
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 7-14 *INTENTIONALLY DELETED.*

MA 14A. *AN EASEMENT FOR POLE LINES, ANCHORS, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16456, PAGE 204 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DESCRIBES APPROXIMATE AND GENERAL LOCATIONS FOR THE EASEMENT.

Q RE 14B. *AN EASEMENT FOR 2 PIPE LINES AND A POLE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 13835, PAGES 350 OF OFFICIAL RECORDS.*
IN FAVOR OF: GENERAL PIPE LINE COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT BASED ON TIED TO THE OLD ROAD AND SPRR.

MA 15-17A *INTENTIONALLY DELETED*

MA 17B. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AS BOOK 29881, PAGE 252 OF OFFICIAL RECORDS. AFFECTS: PARCEL 2 SURVEYORS NOTE: THE STATE HIGHWAY WAS RELINQUISHED TO THE COUNTY OF LOS ANGELES SHOWN ON STATE HIGHWAY MAP BOOK 13, PAGES 13-17. IT IS UNCLEAR IF THE ABUTTER'S RIGHTS OF INGRESS AND EGRESS REMAIN.*

MA 17C-24 *INTENTIONALLY DELETED*

MA 25. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2549, IN BOOK 36011, PAGE 33 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE.

MA 26-32 *INTENTIONALLY DELETED*

RM Q MA 33. *AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, POLES, TOWERS, AND ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1958 AS INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS AND FEBRUARY 8, 1960, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS. INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS IS THE JUDGEMENT THAT REFERENCES THE FINAL ORDER OF CONDEMNATION RECORDED AS INSTRUMENT NO. 4125.

Q MA 34. *AN EASEMENT FOR ACCESS ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1958 AS INSTRUMENT NO. 3331, IN BOOK D 177, PAGE 503 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 35. *INTENTIONALLY DELETED*

Q RM 36. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 37&38 *INTENTIONALLY DELETED*

Q RE 38A. *AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1962 AS INSTRUMENT NO. 3559 OF OFFICIAL RECORDS.*
IN FAVOR OF: THE PACIFIC TELEPHONE, TELEGRAPH COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 39&40 *INTENTIONALLY DELETED*

RM 41. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO.2218, RECORDED IN BOOK D3363, PAGE 502 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL QUITCLAIM DEED" RECORDED JULY 5, 2019 AS INSTRUMENT NO. 20190648481 OF OFFICIAL RECORDS.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. QUITCLAIM PLOTTED PER DOCUMENT.

MA 42. *INTENTIONALLY DELETED*

MA 43. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AN AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY, A CALIFORNIA CORPORATION AND LARWIN-SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION FOR THE BENEFIT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 26, 1969, AS INSTRUMENT NO. INSTRUMENT NO. 3142, IN BOOK M-3354, PAGE 739 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 44-50 *INTENTIONALLY DELETED*

MA 51. *AN INSTRUMENT ENTITLED "NOTIFICATION OF FLOODWAY AND FLOOD HAZARD AREA" DATED JUNE 11, 1982, WHEREAS ORDINANCE NO. 12,114 ADOPTED MARCH 12, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND THEREAFTER PERIODICALLY AMENDED, CREATED AND ESTABLISHED FLOODWAY AND WATER SURFACE ELEVATIONS.*
SAID ORDINANCE PROVIDES THAT SUCH FLOODWAYS AND WATER SURFACE ELEVATIONS WERE ESTABLISHED OVER THOSE LANDS SUBJECT TO SEVERE FLOOD HAZARD B REASON OF INUNDATION, OVERFLOW, EROSION OR DEPOSITION OF DEBRIS AND WHEREAS ORDINANCE NO. 12,115 AMENDING THE BUILDING CODE TO REGULATE CONSTRUCTION WITHIN ESTABLISHED FLOODWAYS WAS ADOPTED MARCH 25, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND CONTAINS PROVISIONS RELATIVE TO THE PROHIBITION OF THE PLACEMENT OF BUILDINGS OR OTHER STRUCTURES IN AN AREA TO BE SUBJECT TO FLOOD HAZARD BY REASON OF INUNDATION, OVERFLOW OR EROSION, RECORDED JUNE 14, 1982, AS INSTRUMENT NO. 82-599334, OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE DOCUMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DEPICTS GRAPHICAL INFORMATION.

MA 52-54 *INTENTIONALLY DELETED*

MA 55. *AN EASEMENT FOR DRAINAGE AND SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 56. *A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: SEE ITEM 55 FOR LOCATION.

RM 56A. *AN EASEMENT FOR WATER PIPELINES, WATER TANK, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 93-159145 OF OFFICIAL RECORDS. IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION*
AFFECTS: AS DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735841 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 57. *INTENTIONALLY DELETED*

MA 57A. *AN EASEMENT FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 02, 1996 AS INSTRUMENT NO. 96-1615020 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 58. *AN EASEMENT FOR ELECTRIC LINES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-178589 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 59. *INTENTIONALLY DELETED*

MA 60. *AN EASEMENT FOR TRAFFIC CONTROL DEVICES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1997 AS INSTRUMENT NO. 97-434775 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 61. *INTENTIONALLY DELETED*

MA 62. *EASEMENT FOR ROADWAY, ACCESS, INGRESS, EGRESS, SLOPE, STORM DRAIN, SEWER AND FLOOD CONTROL PURPOSES, AS SHOWN OR DEDICATED ON THE FOLLOWING PARCEL MAPS:*
MA *AS MAP NO. 15173, IN BOOK 161, PAGE 80-87, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 22261, IN BOOK 273, PAGE 27-37, PARCEL MAPS; SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
MA *AS MAP NO. 20839, IN BOOK 273, PAGES 38-43, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
MA *AS MAP NO. 17949-01, IN BOOK 282, PAGES 94-98, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
RM *AS MAP NO. 17949, IN BOOK 283, PAGES 1-5, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
MA *AS MAP NO. 19784-0, IN BOOK 279 PAGES 34-44, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
MA *AS MAP NO. 26363, IN BOOK 353 PAGES 44-56, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 18229, IN BOOK 232, PAGES 1-11, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
63-67 INTENTIONALLY DELETED

MA 68. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445419 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 69-90 *INTENTIONALLY DELETED*

Q 91. *AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513085 OF OFFICIAL RECORDS.*
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 92&93 *INTENTIONALLY DELETED*

RM 94. *AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513084 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

Q 95. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 05-3215252 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PARCEL 1-3 ARE NOT LOCATABLE DUE TO ERRORS IN THE LEGAL DESCRIPTION. THE REST OF THE PARCELS ARE PLOTTED PER DOCUMENT.

P RM 96. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 06-0079742 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

P RM 97. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 2006 AS INSTRUMENT NO. 06-0415610 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 98-100 *INTENTIONALLY DELETED*

RM 101. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR CONSTRUCTION OF A PARKING FACILITY FOR THE STORAGE OF TRAILERS AND RECREATIONAL VEHICLES WITHIN FLOOD HAZARD AREA" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637210 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 102. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) FEATURES" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637211 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 103. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637212 OF OFFICIAL RECORDS.*
AFFECTS:
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 104. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BUILDOVER AGREEMENT" RECORDED JUNE 29, 2011 AS INSTRUMENT NO. 20110880140 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

Q 105. *AN EASEMENT FOR WATER PIPELINE, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 2011 AS INSTRUMENT NO. 20111058697 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 106. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 09, 2011 AS INSTRUMENT NO. 20111221427 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 107-114 *INTENTIONALLY DELETED*

RM 115. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735839 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

RM 116. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WARTER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735840 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 117. *RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.*

MA 118. *INTENTIONALLY DELETED*

MA 119. *RIGHTS OF PARTIES IN POSSESSION.*

MA 120. *INTENTIONALLY DELETED*

RM 121. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16643 PAGE 243 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PORTIONS OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 122. *AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES OVER THOSE PORTIONS OF SAID LAND, WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 WEST, IN THE RANCHO SAN FRANCISCO, LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 1 PAGE 514 OF PATENTS. ALL POLES TO BE ERECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:*
BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE #710893-E, LOCATED IN THE EASTERLY LINE OF HASLEY CANYON ROAD, 3710 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID SECTION 12 AND 420 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SECTION, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTHEASTERLY 1435 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";
THENCE EASTERLY, FORMING AN ANGLE OF 119 DEGREES 10' 480 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C".
ALSO, FOUR STRIPS OF LAND THE CENTER LINES OF WHICH ARE DESCRIBED AS FOLLOWS:
STRIP 1: BEGINNING AT SAID POINT "A"; THENCE SOUTHWESTERLY 100 FEET;
STRIP 2: BEGINNING AT SAID POINT "B"; THENCE WESTERLY 40 FEET;
STRIP 3: BEGINNING AT SAID POINT "B"; THENCE NORTHEASTERLY 40 FEET;
STRIP 4: BEGINNING AT SAID POINT "C"; THENCE EASTERLY 40 FEET;
EXCEPT THEREFROM ANY PORTION THEREOF, LYING WITHIN HASLEY CANYON ROAD, 40 FEET WIDE, AS NOW ESTABLISHED.
AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 4, 1953 IN BOOK 42632 PAGE 203, OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE EASEMENT BEGINS AT AN EXISTING POLE.

MA 123. *INTENTIONALLY DELETED*

MA 124. *AN EASEMENT FOR WATER SYSTEM MAINS, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING PIPELINES, WATER WELLS, PUMPING STATIONS, RESERVOIRS, BLENDING PLANTS, TREATMENT PLANTS AND CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS INSTRUMENT NO. 3780 IN BOOK D4248 PAGE 313 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

MA 125. *AN EASEMENT FOR CABLE TELEVISION LINES, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING CONDUITS, CABLES, TRANSFORMERS, TRANSMISSION RELAYS, HOOKUP FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS BOOK D4248, PAGE 315 OF OFFICIAL RECORDS.*
IN FAVOR OF: RANCHERS SUPPLY COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

RM 126. *A RIGHT OF WAY FOR A STATE HIGHWAY OVER THOSE PORTIONS OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET ON EACH SIDE OF THE CENTER LINE AS MORE PARTICULARLY DESCRIBED THEREIN, AS GRANTED UPON CERTAIN CONDITIONS BY THE NEWHALL LAND AND FARMING COMPANY TO STATE OF CALIFORNIA, BY DEED RECORDED JULY 7, 1915 IN BOOK 6056 PAGE 284, OF DEEDS.*
EASEMENT LOCATION CANNOT BE DETERMINED
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 127-130 *INTENTIONALLY DELETED*

R 131. *AN EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 34891 PAGE 223 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. THE DOCUMENT DOES NOT DEFINE A WIDTH. ALIGNMENT BASED ON EXISTING POLE LOCATION.

RM 132. *AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1969 AS INSTRUMENT NO. 614 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT. ADDITIONAL FIELD WORK WOULD BE REQUIRED TO EXACTLY LOCATE. THE CURRENT PLOTTING SHOULD BE WITHIN 0.15' OF THE CORRECT LOCATION.
THE EASEMENT ADJOINS PARCEL 4 OF THE DOCUMENT RECORDED APRIL 18, 1966 AS INST. NO. 2223 IN BOOK D3274, PAGE 517 OF OFFICIAL RECORDS WHICH IS NOT IN THE REPORT. BOTH PARCELS WERE RELINQUISHED TO THE COUNTY OF LOS ANGELES APRIL 29, 1977 PER INST. NO. 77-443686 WHICH REFERENCES STATE HIGHWAY MAP BOOK 13, PAGES 16-20.

RM 133. *AN EASEMENT FOR SEWER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1970 AS INSTRUMENT NO. 1595 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 134. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE" RECORDED FEBRUARY 26, 1981 AS INSTRUMENT NO. 81-209884 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: AFFECTS PORTION OF THE SUBJECT PROPERTY.

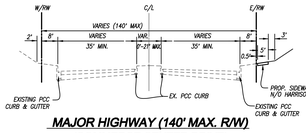
MA 135. *INTENTIONALLY DELETED*

Q RE 136. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399620 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: DOES NOT CONTAIN SURVEY MATTERS.

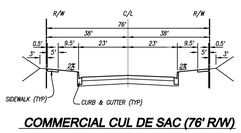
Q 136A. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399625 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 137. *THE FOLLOWING MATTERS SHOWN OR DISCLOSED B

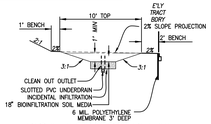
TYPICAL STREET SECTIONS



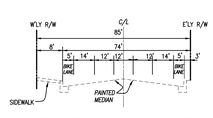
MAJOR HIGHWAY (140' MAX. R/W)
(COMMERCE CENTER DRIVE)
NOT TO SCALE



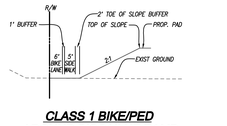
COMMERCIAL CUL DE SAC (76' R/W)
("A" STREET)
NOT TO SCALE



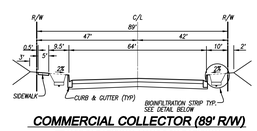
BIOINFILTRATION DETAIL
(THE OLD ROAD W'LY CURB N/O SR 126)
NTS



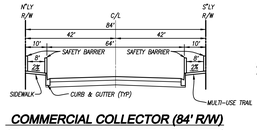
THE OLD ROAD EXIST. ROAD SECTION
(FROM LIVE OAK ROAD TO N'LY BOUNDARY OF PM 17949-01)
NOT TO SCALE



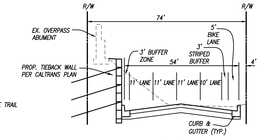
CLASS 1 BIKE/PED
AROUND BISCAILUZ RAMP
NOT TO SCALE



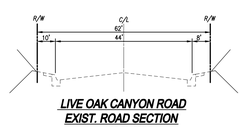
COMMERCIAL COLLECTOR (89' R/W)
(FRANKLIN PARKWAY, HANCOCK PARKWAY)
NOT TO SCALE



COMMERCIAL COLLECTOR (84' R/W)
(FRANKLIN PARKWAY CROSSING OVER HASLEY CREEK)
NOT TO SCALE



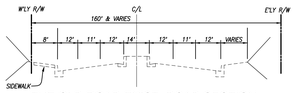
THE OLD ROAD
(BENEATH BISCAILUZ DRIVE)
NOT TO SCALE



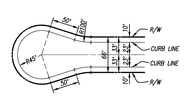
LIVE OAK CANYON ROAD
EXIST. ROAD SECTION
NOT TO SCALE



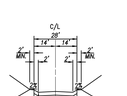
HANCOCK PARKWAY
EXIST. ROAD SECTION
NOT TO SCALE



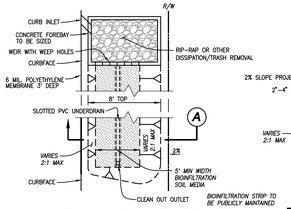
THE OLD ROAD EXIST. ROAD SECTION
(S'LY BOUNDARY OF PM 17949-01 TO SR-126)
NOT TO SCALE



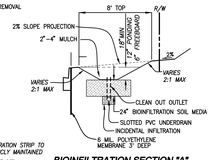
COMMERCIAL CUL DE SAC
(66' R/W)
NOT TO SCALE



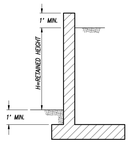
UTILITY EASEMENT AND
28' TEMPORARY FIRE ACCESS ROAD
AT THE END OF FRANKLIN PARKWAY



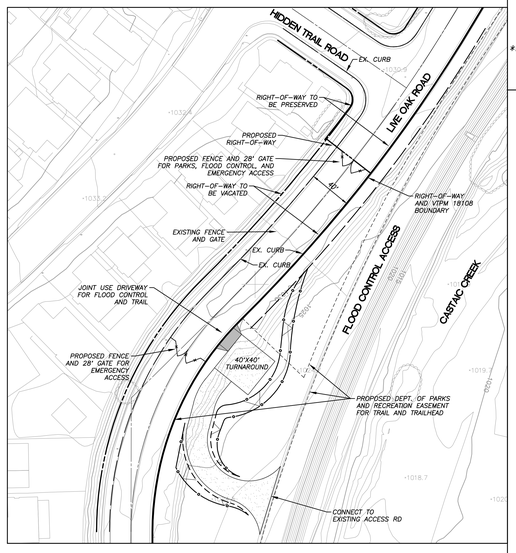
R.O.W. LID BMP BIOINFILTRATION STRIP
NTS



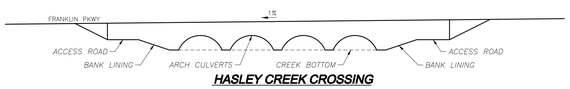
BIOINFILTRATION SECTION "A"
NTS



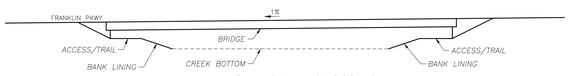
TYPICAL RETAINING WALL
NOT TO SCALE



ACCESS AT LIVE OAK ROAD
NOT TO SCALE

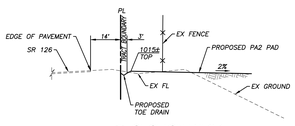


HASLEY CREEK CROSSING

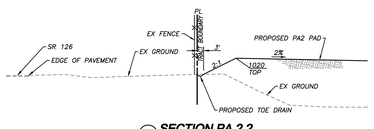


HASLEY CREEK CROSSING
BRIDGE ALTERNATE

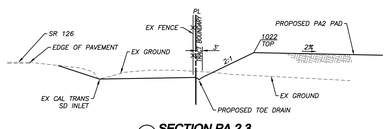
SR 126 TYPICAL SECTIONS



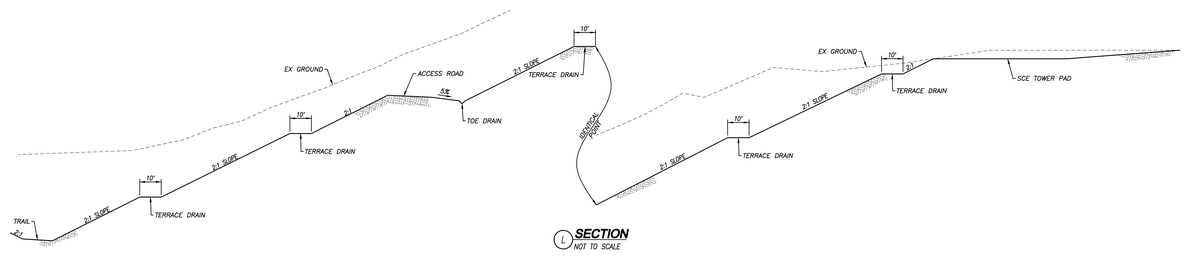
(A) **SECTION PA 2.1**
NOT TO SCALE



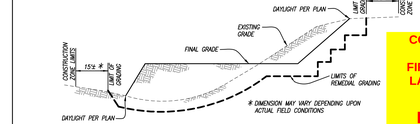
(B) **SECTION PA 2.2**
NOT TO SCALE



(Q) **SECTION PA 2.3**
NOT TO SCALE



(L) **SECTION**
NOT TO SCALE

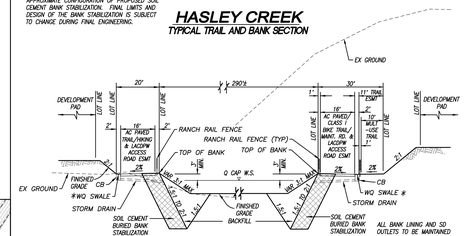


TYPICAL GRADING IMPACTS
NOT TO SCALE

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

APPROXIMATE CONFIGURATION OF PROPOSED SOIL CEMENT BANK STABILIZATION. FINAL LIMITS AND DESIGN OF THE BANK STABILIZATION IS SUBJECT TO CHANGE DURING FINAL ENGINEERING.

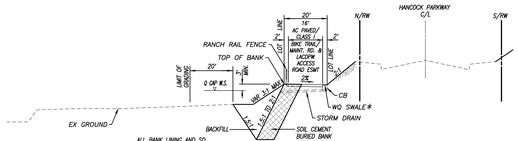
HASLEY CREEK
TYPICAL TRAIL AND BANK SECTION



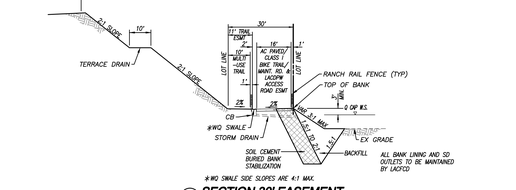
(J) **SECTION 20' & 30' ACCESS**
NOT TO SCALE

APPROXIMATE CONFIGURATION OF PROPOSED SOIL CEMENT BANK STABILIZATION. FINAL LIMITS AND DESIGN OF THE BANK STABILIZATION IS SUBJECT TO CHANGE DURING FINAL ENGINEERING.

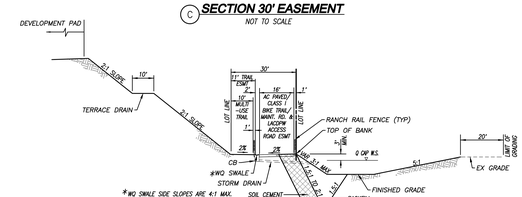
CASTAIC CREEK
TYPICAL TRAIL AND BANK SECTIONS



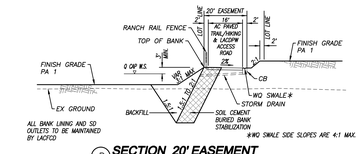
(E) **SECTION 20' EASEMENT**
NOT TO SCALE



(C) **SECTION 30' EASEMENT**
NOT TO SCALE

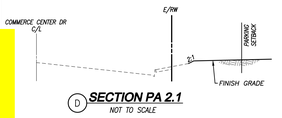


(K) **SECTION 30' EASEMENT**
NOT TO SCALE



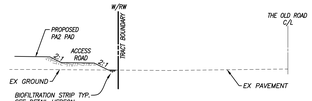
(P) **SECTION 20' EASEMENT**
NOT TO SCALE

TYPICAL SECTIONS



(D) **SECTION PA 2.1**
NOT TO SCALE

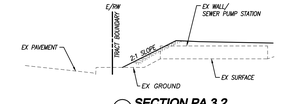
(F) **SECTION PA 2.3**
NOT TO SCALE



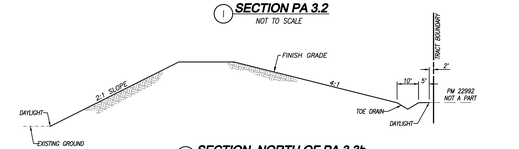
(G) **SECTION PA 2.3**
NOT TO SCALE



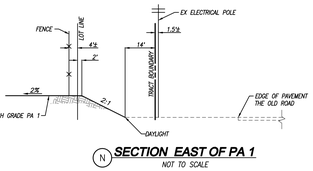
(H) **SECTION PA 3.1**
NOT TO SCALE



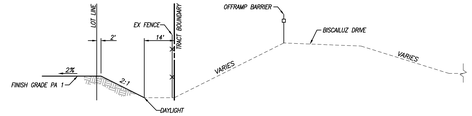
(I) **SECTION PA 3.2**
NOT TO SCALE



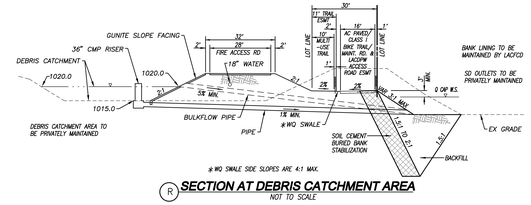
(M) **SECTION NORTH OF PA 3.3b**
NOT TO SCALE



(N) **SECTION EAST OF PA 1**
NOT TO SCALE



(O) **SECTION AT BISCAILUZ DRIVE**
NOT TO SCALE



(R) **SECTION AT DEBRIS CATCHMENT AREA**
NOT TO SCALE

DESIGNED: AW					
DRAFTED: SC					
CHECKED: JFukumitsu					
	NO.	REVISIONS	DATE	BY	

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40935 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2211 • FX (661) 294-9890

JASON H. FUKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
STREET CROSS SECTIONS AND DETAILS

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

DATE	11/20/24
SCALE	AS SHOWN
PROJECT NO.	0015-043-024
SHEET	3 OF 7 SHEETS

Saved: 11/20/2024 3:05:12 PM By: JFukumitsu C:\Users\JFukumitsu\Desktop\0015-043-024 Valencia Commerce Center\Exhibits\Sheet 3 of 7 - Street Cross Sections and Details.dwg Plotted: Nov 20, 2024 - 4:05pm By: JFukumitsu

SEE LIVE OAK ROAD DETAIL ON SHEET 3

SEE INSET DETAIL

CHANNEL CROSSING SEE SHEET 3

SEE SHEET 5

INSET DETAIL
FRANKLIN PKWY
AT COMMERCE CTR DR

FEET
INCHES

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED

LEGEND:

- 1 — PARCEL NO.
- 13,637 S.F. — PARCEL AREA (SQUARE FEET)
- PA3.1 — PLANNING AREA
- PROJECT BOUNDARY
- DEVELOPMENT AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FUTURE RIGHT-OF-WAY
- 1000 — PROPOSED CONTOUR
- DAYLIGHT LINE
- SD — STORM DRAIN
- STORM CMP INLET
- S — SANITARY SEWER
- FM — SANITARY SEWER FORCE MAIN
- W-Z1 — WATER LINE, ZONE 1
- W-Z1A — WATER LINE, ZONE 1A
- RW — WATER LINE, RECLAIMED
- RW-Z1 — WATER LINE, RECLAIMED, ZONE 1A
- WCL — WATER LINE, COLLECTED
- AG — WATER LINE, AGRICULTURAL IRRIGATION
- G — GAS LINE
- E — ELECTRICAL LINE
- T — TELEPHONE LINE
- JT — JOINT TRENCH
- SD — EXISTING STORM DRAIN
- SST — EXISTING SANITARY SEWER TRUNK
- EXISTING CMP INLET
- S — EXISTING SANITARY SEWER
- W-Z1 — EXISTING WATER LINE, ZONE 1
- W-Z1A — EXISTING WATER LINE, ZONE 1A
- E — EXISTING ELECTRICAL LINE
- T — EXISTING TELEPHONE LINE
- FM — EXISTING SANITARY SEWER FORCE MAIN
- FEMA — FEMA LINE
- X-CAP — UPDATED EXISTING 0CAP FLOODPLAIN PER PACE (09/2005)
- FW — EX. LACDFW Q_{100} FLOODWAY BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
- X-FP — EX. LACDFW Q_{100} FLOODPLAIN BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
- FP — PROP. Q_{100} FLOODPLAIN BOUNDARY NOT CURRENTLY APPROVED PER PACE
- CDFG — EXISTING CDFG JURISDICTION LINE (PER PACE-2006)
- ACOE — EXISTING ACOE JURISDICTION LINE (PER PACE-2006)
- 66KV — PROPOSED SCE 66KV LINE
- 500KV — FUTURE SCE 500KV LINE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- ABANDONED OIL WELL
- (WELL-ET47) — EXISTING WATER WELL LOCATION
- PROPOSED SCE 66KV TOWER LOCATION
- EXISTING POWER POLE
- OAK TREE HERITAGE SIZE LABELED WITH "H"
- SIGHT DISTANCE LINE
- TRAIL AND LACFCD ACCESS ROAD AT CREEK BANKS
- AC ACCESS ROAD
- PCC ACCESS ROAD
- TRAIL CONC. OR DG PER PLAN
- SLOPE SHADING
- BURIED BANK STABILIZATION

PLANNING AREA 1

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
1	92–97	6	COMMERCIAL–BUSINESS PARK	174300	9.5
	98–102	5	OPEN SPACE		2.1
	103	1	OPEN SPACE – NATURAL		24.5
			PUBLIC ROAD		0.3
1	SUB TOTAL (PLANNING AREA)	12		174300	36.4

PLANNING AREA 3

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
3.1	2–12	11	COMMERCIAL–BUSINESS PARK	581200	19.0
3.2	17,20	2	COMMERCIAL–BUSINESS PARK	18000	3.9
3.3a	29–35	7	COMMERCIAL–BUSINESS PARK	247800	13.7
3.3b	28, 38–39	3	COMMERCIAL–BUSINESS PARK	224500	11.2
3.3c	43–44	2	COMMERCIAL–BUSINESS PARK	66300	4.1
3.3d	47–55, 59	10	COMMERCIAL–BUSINESS PARK	767100	16.8
	1, 13–16, 18–19, 21–22, 26–27, 36–37, 40–42, 45–46, 56–58, 60–62	24	OPEN SPACE		33.3
	23–25, 104	4	OPEN SPACE – NATURAL		132.5
			PUBLIC ROAD		5.8
3	SUB TOTAL (PLANNING AREA)	63		1904900	239.0

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
K	KILOVOLT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
MIN	MINIMUM
N.A.P.	NOT A PART
OHL	OVERHEAD LINE
O.S.	OPEN SPACE
O.S.–NAT	NATURAL OPEN SPACE
PA	PLANNING AREA
PE	PAD ELEVATION
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RUA	RESTRICTED USE AREA
R/W	RIGHT–OF–WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
TYP	TYPICAL
W.S	WATER SURFACE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

DISPOSITION:

A	ABANDON	RM	TO REMAIN
P	PROTECT IN PLACE	IN	INDETERMINATE IN NATURE
Q	QUIT CLAIM	L	LEASE (OIL, GAS, MINERALS)
R	REMOVE	NA	NOT APPLICABLE TO PROJECT
RE	RELOCATE	V	VACATE

DESIGNED: AW
DRAFTED: SC
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE: MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40855 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
30074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9990
Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
PA1 AND PA3

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

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-043-024
SHEET 4 OF 7 SHEETS

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

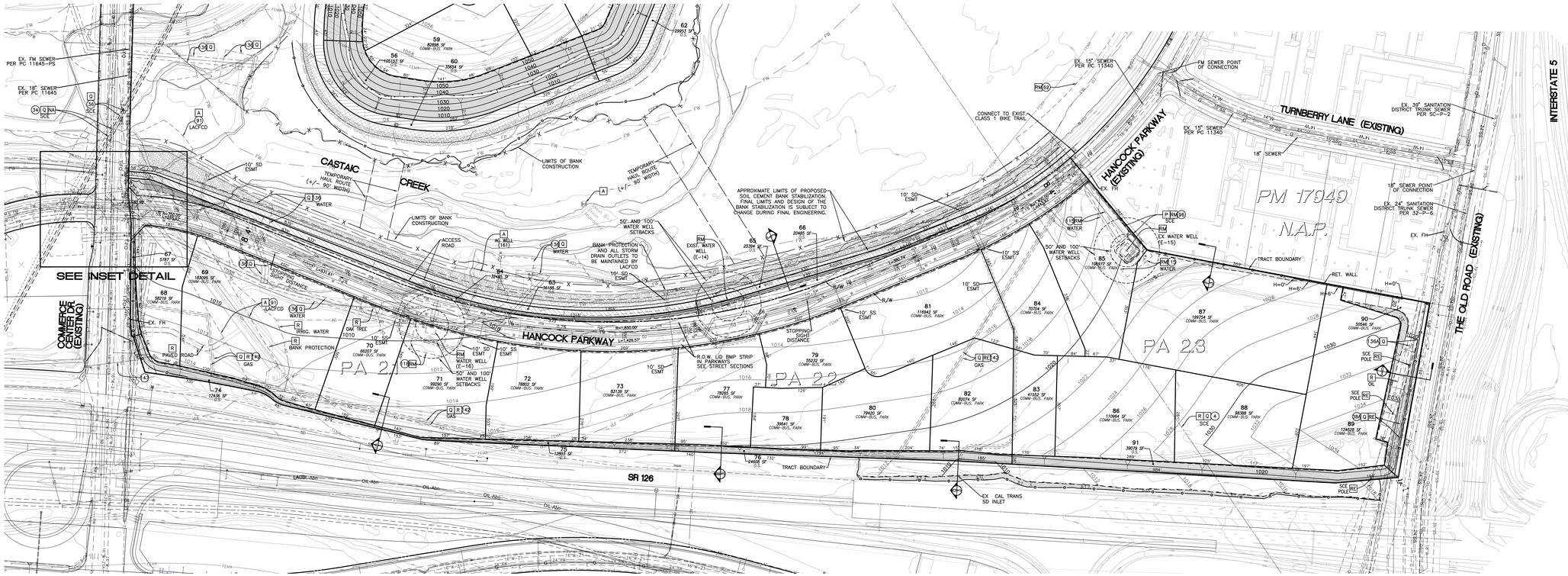
CLEARED FOR PUBLIC HEARING

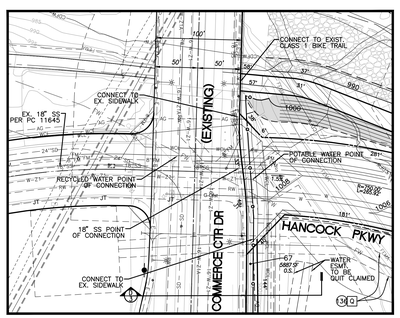
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED

SEE SHEET 4





INSET DETAIL
HANCOCK PKWY
AT COMMERCE CTR DR

FEET 100' 50' 0' 100' 200'
INCHES 1" = 100' 0' 1" 2'

FEET 50' 25' 0' 50' 100'
INCHES 1" = 50' 0' 1" 2'

PLANNING AREA 2

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
2.1	68–73	6	COMMERCIAL–BUSINESS PARK	302600	13.0
2.2	77–82	6	COMMERCIAL–BUSINESS PARK	368400	10.4
2.3	83–90	8	COMMERCIAL–BUSINESS PARK	649800	18.6
	63–67, 74–76, 91	9	OPEN SPACE		4.8
			PUBLIC ROAD		6.3
2	SUB TOTAL (PLANNING AREA)	29		1320800	53.1

LEGEND:

- 1 — PARCEL NO.
- 13,637 S.F. — PARCEL AREA (SQUARE FEET)
- PA3.1 — PLANNING AREA
- PROJECT BOUNDARY
- DEVELOPMENT AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FUTURE RIGHT OF WAY
- 1000 — PROPOSED CONTOUR
- DAYLIGHT LINE
- SD — STORM DRAIN
- STORM CMP INLET
- S — SANITARY SEWER
- FM — SANITARY SEWER FORCE MAIN
- W–Z1 — WATER LINE, ZONE 1
- W–Z1A — WATER LINE, ZONE 1A
- RW — WATER LINE, RECLAIMED
- RW–Z1 — WATER LINE, RECLAIMED, ZONE 1A
- WCL — WATER LINE, COLLECTED
- AC — WATER LINE, AGRICULTURAL IRRIGATION
- G — GAS LINE
- E — ELECTRICAL LINE
- T — TELEPHONE LINE
- JT — JOINT TRENCH
- SD — EXISTING STORM DRAIN
- SST — EXISTING SANITARY SEWER TRUNK
- EXISTING CMP INLET
- S — EXISTING SANITARY SEWER
- W–Z1 — EXISTING WATER LINE, ZONE 1
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- E — EXISTING ELECTRICAL LINE
- T — EXISTING TELEPHONE LINE
- FM — EXISTING SANITARY SEWER FORCE MAIN
- FEMA — FEMA LINE
- X–CAP — UPDATED EXISTING QCAP FLOODPLAIN PER PACE (09/2005)
- FW — EX. LACDPW Q_{CAP} FLOODWAY BOUNDARY PER 335–ML 1 & 2 (8/28/1984)
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- FP — PROP. Q_{CAP} FLOODPLAIN BOUNDARY NOT CURRENTLY APPROVED PER PACE
- CDFG — EXISTING CDFG JURISDICTION LINE (PER PACE–2006)
- ACOE — EXISTING ACOE JURISDICTION LINE (PER PACE–2006)
- 66KV — PROPOSED SCE 66KV LINE
- 500KV — FUTURE SCE 500KV LINE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- (WELL–E14) — ABANDONED OIL WELL
- EXISTING WATER WELL LOCATION
- PROPOSED SCE 66KV TOWER LOCATION
- EXISTING POWER POLE
- OAK TREE HERITAGE SIZE LABELED WITH "H"
- SIGHT DISTANCE LINE
- TRAIL AND LACFCD ACCESS ROAD AT CREEK BANKS
- AC ACCESS ROAD
- PCC ACCESS ROAD
- TRAIL CONC. OR DG PER PLAN
- SLOPE SHADING
- BURIED BANK STABILIZATION

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
K	KILOVOLT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
MIN	MINIMUM
N.A.P.	NOT A PART
OHL	OVERHEAD LINE
O.S.	OPEN SPACE
O.S.–NAT	NATURAL OPEN SPACE
PA	PLANNING AREA
PE	PAD ELEVATION
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RUA	RESTRICTED USE AREA
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
TYP	TYPICAL
W.S	WATER SURFACE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP

DISPOSITION:

A	ABANDON	RM	TO REMAIN
P	PROTECT IN PLACE	IN	INDETERMINATE IN NATURE
Q	QUIT CLAIM	L	LEASE (OIL, GAS, MINERALS)
R	REMOVE	NA	NOT APPLICABLE TO PROJECT
RE	RELOCATE	V	VACATE

DESIGNED: AW
DRAFTED: SC
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
24124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. ALEX HERRELL

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9990
JASON H. FUKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
PA2

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

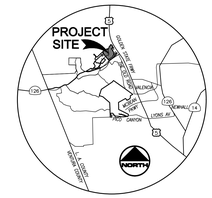
DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-043-024
SHEET 5 OF 7 SHEETS

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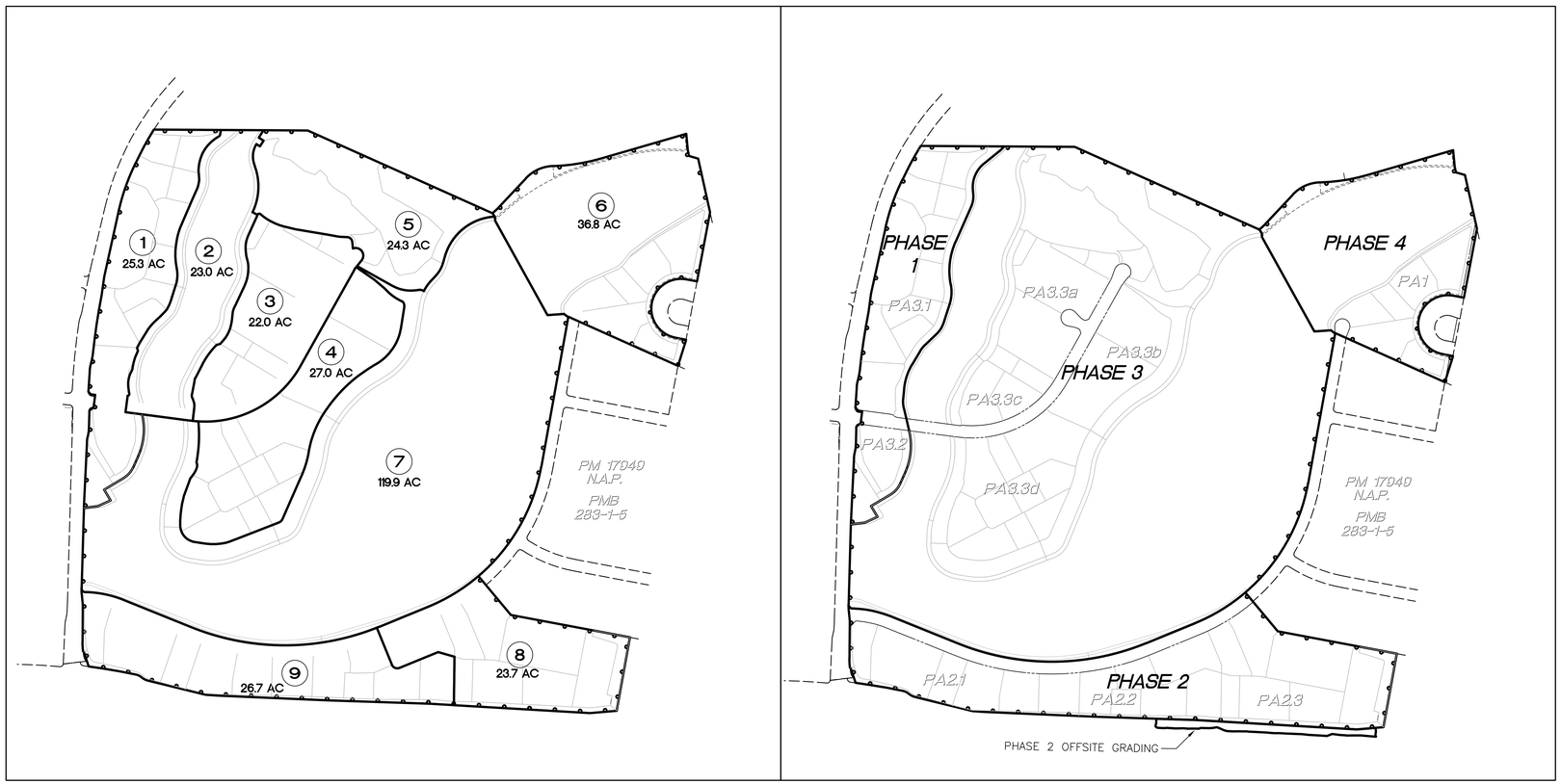
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 02/13/2025

PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL TBD PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

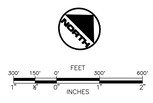
PUBLIC FIRE FLOW REQUIREMENTS
4000 GPM @ 20 PSI FOR 4 HOURS
FIRE SPRINKLERS REQUIRED



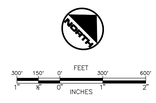
VICINITY MAP
NOT TO SCALE



LARGE LOT PARCEL MAP



PHASE MAP



PHASE 1	
Total AC	25.3 AC
Total On-Site AC	25.3 AC
Total Commercial SF	648,628 SF
Total Open Space	4.0 AC

PHASE 2	
Total AC	52.5 AC
Total On-Site AC	50.4 AC
Total Commercial SF	1,320,800 SF
Total Open Space	3.2 AC

PHASE 3	
Total AC	216.3 AC
Total On-Site AC	216.3 AC
Total Commercial SF	1,312,900 SF
Total Open Space	161.6 AC

PHASE 4	
Total AC	36.8 AC
Total On-Site AC	36.8 AC
Total Commercial SF	174,300 SF
Total Open Space	26.8 AC

THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT WE HEREBY REQUEST TO CHANGE THE ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.

LEGEND:

- PROPOSED TRACT BOUNDARY
- PROPOSED PARCEL BOUNDARY FOR LARGE LOT PARCEL MAP
- PROPOSED PARCEL LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING PARCEL BOUNDARY / EXISTING RIGHT OF WAY
- (XX) PARCEL NUMBER
- 23.2 Ac. PARCEL ACREAGE

ABBREVIATIONS:

AC	ACRES
PM	PARCEL MAP
N.A.P.	NOT A PART
VTPM	VESTING TENTATIVE PARCEL MAP
PA	PLANNING AREA

DESIGNED: AW
DRAFTED: SC
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
24124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

REGISTERED PROFESSIONAL ENGINEER JASON K. TOKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
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26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9990
JASON K. TOKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
PHASING/LARGE PARCEL LOT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO 0015-043-024

SHEET 6 OF 7 SHEETS

Saved: 11/19/2024 10:50am By: Jason
C:\Users\jfukumitsu\Documents\Projects\Valencia Commerce Center\Planning and Large Lot Map\Phase Map.dwg Layout: Sheet 6 Plotted: Nov 20, 2024 - 10:50am By: Jason

LEGEND:

- 1 — PARCEL NO.
- 13,637 S.F. — PARCEL AREA (SQUARE FEET)
- PA3.1 — PLANNING AREA
- PROJECT BOUNDARY
- DEVELOPMENT AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
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- S — SANITARY SEWER
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- X-CAP — UPDATED EXISTING QCAP FLOODPLAIN PER FACE (09/2005)
- FW — EX. LACDPW Q100 FLOODWAY BOUNDARY PER 335-M6, 7 & 2 (6/26/1984)
- X-FP — EX. LACDPW Q100 FLOODPLAIN BOUNDARY PER 335-M6, 7 & 2 (6/26/1984)
- FP — PROP. Q100 FLOODPLAIN BOUNDARY NOT CURRENTLY APPROVED PER FACE
- CDFG — EXISTING CDFG JURISDICTION LINE (PER FACE-2006)
- ACOE — EXISTING ACOE JURISDICTION LINE (PER FACE-2006)
- 66KV — PROPOSED SCE 66KV LINE
- 500KV — FUTURE SCE 500KV LINE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- ABANDONED OIL WELL
- (WELL-ETAL) — EXISTING WATER WELL LOCATION
- PROPOSED SCE 66KV TOWER LOCATION
- EXISTING POWER POLE

ABBREVIATIONS:

RUA	– RESTRICTED USE AREA	NA	– NOT APPLICABLE
W.S	– WATER SURFACE	MIN	– MINIMUM
P.F.	– PUBLIC FACILITY	GB	– GRADE BREAK
O.S.	– OPEN SPACE	PROP	– PROPOSED
O.S.–NAT.	– NATURAL OPEN SPACE	R	– RADIUS
EX	– EXISTING	SF	– SQUARE FOOT
HP	– HIGH POINT	SD	– STORM DRAIN
L	– LENGTH	SS	– SANITARY SEWER
PA	– PLANNING AREA	R/W	– RIGHT–OF–WAY
OHL	– OVERHEAD LINE	TYP	– TYPICAL
KV	– KILOVOLT	PE	– PAD ELEVATION
PVT	– PRIVATE DRIVE		
SCE	– SOUTHERN CALIFORNIA EDISON		

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP

OFFSITE IMPROVEMENTS

NORTH

FEET: 200' 100' 0 200' 400'
INCHES: 1" = 200'

DESIGNED:	NO.	REVISIONS	DATE	BY
AW				
DRAFTED: SC				
CHECKED: JFukumitsu				

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

JASON H. FUKUMITSU No. 40935 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
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PH (661) 294-2211 • FX (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
OFFSITE IMPROVEMENTS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO 0015-043-024
SHEET 7 OF 7 SHEETS

S:\Design\18108\Exhibits\Offsite Improvements\Key Plotted on Oct 21, 2024 - 2:23pm by aaron

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **18108** DRP Map Date: **01/15/2025** SCM Date: **10/27/2022** Report Date: **02/11/2025**
Park Planning Area # **35C** CSD: **CASTAIC, CASTAIC AREA CSD** Map Type: **Tentative Map - Parcel**

Total Units **0** = Proposed Units **0** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	**0.00**
IN-LIEU FEES:	**$0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

This project is exempt from the park obligation requirements because:

Trails:

See also attached Trail Report

Comments:

The project is exempt from Quimby requirements because it is a non-residential (commercial and industrial) subdivision.

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: _____
Clement Lau, Departmental Facilites Planner II

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **18108** DRP Map Date: **01/15/2025** SCM Date: **10/27/2022** Report Date: **02/11/2025**
Park Planning Area # **35C** CSD: **CASTAIC, CASTAIC AREA CSD** Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **0** = Proposed Units **0** + Exempt Units **0**

Park Planning Area = **35C**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.22**	**0.0030**	**0**	**0.00**
M.F. < 5 Units	**6.48**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**3.72**	**0.0030**	**0**	**0.00**
Mobile Units	**3.67**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**0**	**0.00**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	$279,709	**$0**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
			Total Provided Acre Credit:	**0.00**

Acre Obligation		Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.00	0.00	0.00	$279,709	**$0**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. García-González, Director | Alina Bokde, Chief Deputy Director

February 6, 2025

TO: Jodie Sackett, Senior Regional Planner
Department of Regional Planning
Land Divisions Section

FROM: Michelle O'Connor, Trails Section Head
Department of Parks and Recreation
Planning Division

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR VESTING TENTATIVE PARCEL MAP (VTPM) NO. 18108**

The Department of Parks and Recreation (DPR) has completed the trail review of VTPM No. 18108 received by Regional Planning on Janaury 15, 2025. The proposed "Castaic Creek Trail" and "Hasley Canyon Trail" alignments, as shown on subject parcel map are approved.

DPR is requiring the Subdivider to dedicate and construct a fourteen-foot (14') wide multi-use trail and an eleven-foot (11') wide multi-use trail, and to dedicate a trail rest area easement with trail easement within lot 103 as outlined below within the Trail Conditions of Map Approval.

Trail Conditions of Map Approval:

1. Dedicate a fourteen-foot (14') wide multi-use trail easement with constructed compacted natural soil surface trail, as shown on sheet 4 of 7 and on sheet 3 of 7 within section view L.

2. Dedicate a multiuse trail easement and trail rest area easement within lot no. 103, and multiuse trail easement within lot no. 22, as shown within sheet 4 of 7.

3. Dedicate an eleven-foot (11') wide multi-use trail easement to the County and construct, at minimum ten-foot (10') wide natural soil surface trail within the proposed trail alignment, as shown on sheet 4 of 7 and shown within sheet 3 of 7 as section views C, K, R, and J.

4. The required multi-use trail easements shall be recorded on Final Map.

5. Trail Warranty Period: Upon completion of the fully developed Castaic Creek Trail and Hasley Canyon Trail alignments the developer is responsible to maintain for a minimum 12-month period or until the CC&R's have been established to form a Maintenance District or comparable entity, that will be responsible for the on-going maintenance of the developed Trails.

6. Full public access shall be provided in perpetuity for the multi-use trail, which shall accommodate hiking, mountain biking, and equestrian use.

7. Easement dedication(s) must be outside the public road right-of-way unless approved by the Department of Public Works, Traffic and Lighting Division (DPW).

8. Subdivider shall include DPR in the transmittal of the project grading plan to the Department of Public Works. The project grading plan, including the trail grading information, shall be submitted simultaneously to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual), any applicable County codes, and including, but not limited to the following:

    - Cross slope gradients on natural soil not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').

    - Cross slope gradients above four percent (4%) on paved surfaces, such as roadway trail crossings must be evaluated by DPR.

    - Typical trail section and details to include:
        - Width of trail
        - Longitudinal (running) gradients
        - Cross slope gradients

    - Bush hammer (or equivalent rough finish) at minimum width of eight feet (8') for roadway (if concrete surface) trail surface crossings to provide for traction and increase trail user safety.

    - Appropriate retaining walls as needed.

    - Rural style lodgepole fencing is required to delineate the trail and keep trail users within the authorized trail alignment (see condition No. 10 for fencing specifications and installation instructions).

    - All street trail crossings must be approved by DPW:

- Subdivider is responsible to install appropriate curb-cuts and painted crosswalk utilizing DPW specifications.
- Subdivider is responsible to contact DPW for trail street-crossing signage specifications. Per DPW specifications the trail crossing signage is to be installed at appropriate distance in each direction from each street trail crossing to warn vehicle drivers of trail crossing.

9. After project trail grading plan approvals, the Subdivider shall:

   - Provide DPR a preliminary trail construction schedule, showing milestones for completing the trail.

   - Stake/flag the centerline of the proposed trail alignment and then schedule a site meeting with the Trail Planner for trail inspection and approval.

     - Contact Trail Planner if construction is not completed within ninety (90) days of staking/flagging, as trail staking/flagging is only valid for up to a ninety (90) day span.

10. Construction of trail and installation of lodgepole fencing:

    - Trail: Construct a ten-foot (10') foot wide Natural Trail 1 within the eleven-foot (11') wide dedicated easement and up to fourteen-foot (14') wide Natural Trail 1 within a dedicated fourteen-foot (14') wide dedicated easement in a manner consistent with construction guidelines, as shown within Section 4.0 Trail Design of the County of Los Angeles Trails Manual. For reference purposes the Trails Manual is available at http://trails.lacounty.gov.

      - Subdivider must utilize a professional trail contractor with Professional Trail Builders Association membership or contractor familiar with trail construction best practices and be approved by DPR, prior to trail construction activities.

      - Deviation from the proposed regional trail alignment as shown on map may be permitted in consultation with DPR due to unforeseen obstacles, which include but are not limited to reduction of trail grade, increase trail width, and/or to provide a safe trail passing area.

    - Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the DPR. See Section 4: "Trail Design," for trail construction guidelines and/or contact Trails Section Planner.

- Lodgepole Fencing: Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in length by seven-inch (7") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated, and they are eight feet (8') in length by four and one-half inches (4½") in diameter with beveled ends. The posts are installed fifty-four inches (54") above grade and thirty inches (30") below grade. Posts are set-in three-quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.

11. Notify the Trail Planner within five (5) business days of trail construction completion, including installation of all required lodgepole fencing for a "Final Trail Inspection". The Final Trail Inspection is required to obtain the DPR approval and ensure the trail and fencing utilize the trail conditions of approval within this report and follow the trail construction guidelines within the Trails Manual. Any portions of the constructed trail and fencing not approved, shall be corrected, and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact the DPR to schedule another site inspection.

12. Prior to DPR's final acceptance of the constructed, "Castaic Creek Trail" and "Hasley Canyon Trail" alignment the Subdivider shall:

    - Submit a letter to DPR Trail Planner requesting acceptance of the dedicated constructed trails with lodgepole fencing. Within 30 days DPR will then issue a trail acceptance letter.

13. After final trail acceptance and 12-month warranty period, DPR is responsible to maintain the multi-use trail easement area with estimated 5,000 linear feet of trail, including fencing, and trail signage, unless an agreement has been satisfied between parties for a Maintenance District or another comparable entity to maintain said trails in perpetuity.

For any questions or concerns, please contact Trail Planner, Robert Ettleman by email at rettleman@parks.lacounty.gov.

MO:RLE:ev

c: FIVEPOINT (A. Herril, M. Helfrich)
Hunsaker & Associates, LA, Inc. (J. Mowrey)
Parks and Recreation (L. Quach, R. Ettleman)

COUNTY OF LOS ANGELES
Public Health

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Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

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March 20, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Charlene Contreras
Director, Community Protection Program
Department of Public Health

SUBJECT: SUBDIVISION REQUEST-TENTATIVE MAP-PARCEL
CASE: RTM-PM18108-20129
PROJECT: 87150
27202 TURNBERRY LANE VALENCIA CA 91355

Thank you for the opportunity to review the application and subdivision request for the subject property. This project proposes to create 72 industrial lots, 50 commercial lots, 7 public facility lots and 60 open space lots on 617.4 acres. The Land Division application indicates that the project will be connected to public water and public sewer.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

1.1 The applicant provided an updated Water Availability letter, for the project from the Santa Clarita Valley Water Agency signed March 03, 2025. The letter outlines conditions that must be met for water availability. The letter is valid for up to 24 months from the date issued. A "Will Serve" letter will be required by **Final Map**.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Land Use Program: Wastewater

2.1 The applicant provided an updated sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated April 04, 2024. Previous comments submitted by the districts in correspondence dated April 28, 2022, still apply. A fully executed and evidenced annexation Agreement shall be provided by the **Final map**.

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project**.**

3.1 Noise

3.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

3.2 Air Quality Recommendation

3.1.2 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable South Coast Air Quality Management District regulations.

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or DPH-EHDRPLiaison@ph.lacounty.gov.

CC:va
DPH_CLEARED_27202 TURNBERRY LANE VALENCIA CA 91355_RTM-PM18108-20129_03.20.2025

APPENDIX 2

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. CEQA Section 21081.6 requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, CEQA Guidelines Section 15097(a) requires that a public agency "adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects."

The County of Los Angeles is the Lead Agency for the Entrada South and Valencia Commerce Center (VCC) Project (Modified Project) and therefore is responsible for administering and implementing this MMRP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the adopted mitigation program.

As reflected herein, the Draft Supplemental Environmental Impact Report (SEIR) prepared for the Modified Project incorporates: (1) previously adopted mitigation measures and Project design features (PDFs) from the State-certified EIR and its associated Additional Environmental Analysis (AEA) that remain applicable to the Modified Project;[1] (2) any previously adopted mitigation measures from the County-certified VCC EIR that remain applicable to the Modified Project;[2] and (3) additional proposed mitigation measures

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[1] *The Entrada South and VCC Project is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), approved by CDFW, which was the subject of an EIR and Additional Environmental Analysis certified by CDFW in 2017 (SCH No. 2000011025; collectively referred to as the State-certified EIR). In 2017, CDFW revised and re-certified the previously certified EIR from June 2010 in response to litigation.*

[2] *The County of Los Angeles initially approved development of Valencia Commerce Center through the issuance of various entitlements, including Conditional Use Permit (CUP) 87-360, and certification of an EIR (SCH No. 1987-123005; VCC EIR) in 1991.*

and PDFs identified for the Modified Project in the SEIR. Additionally, although not located within the Newhall Ranch Specific Plan area, the Modified Project remains subject to certain mitigation measures set forth in the Newhall Ranch Specific Plan EIR (SCH No. 95011015) that were referenced and relied upon in the State-certified EIR. Accordingly, the measures herein are denoted as "RMDP/SCP" if previously set forth in the State-certified EIR; RMDP/SCP-AEA if previously set forth in the associated AEA; "VCC" if previously set forth in the VCC EIR; "ES," VCC," or "ES/VCC" if set forth in the SEIR prepared for the Modified Project; and "SP" if originally set forth in the Newhall Ranch Specific Plan EIR. It is also noted that mitigation measures related to environmental topics that were addressed in the Initial Study (see **Appendix 1** of the SEIR) and scoped out of further analysis in the SEIR are included below, as many of those previously adopted measures remain applicable. In sum, this MMRP is designed to monitor the implementation and enforcement of all applicable mitigation measures and PDFs for the Modified Project.

This MMRP consists of separate MMRP tables for Entrada South and VCC, each listing the applicable mitigation measures and PDFs and identifying the corresponding action required by the Project Applicant to demonstrate compliance, the timing trigger for implementation, the party responsible for implementation, and the monitoring/enforcement agency(ies) or party(ies) responsible for ensuring each adequate implementation.[3] All previously adopted measures are provided verbatim as originally adopted. However, italicized text in parenthetical notes following certain measures provides updated information and clarification specific to the Modified Project, as needed.[4]

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

Because the Modified Project represents the phased development of a planned community over time, and because the regulatory and technological frameworks for environmental impact reductions are evolving and are expected to continue to do so for

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[3] *All references to the Project Applicant, applicant, or similar terms in this MMRP refer to The Newhall Land and Farming Company or its successor or designee.*

[4] *Among other clarifications, in 2013, the California Department of Fish and Game (CDFG) became CDFW. Because some of the State-certified mitigation measures were approved prior to that name change, CDFW is referred to as CDFG within the State-certified EIR mitigation measures listed herein. The new Entrada South and VCC-specific mitigation measures refer to the Department as CDFW when references are to guidance after January 1, 2013.*

years to come, minor modifications to the mitigation measures presented in this MMRP are permitted, but can only be made by the Project Applicant or its designee with the approval of the County of Los Angeles Department of Regional Planning (LACDRP) staff. Following consultation with any other appropriate agencies or departments, LACDRP staff may determine the adequacy of any minor modifications by evaluating whether the proposal of the Project Applicant or its designee results in equivalent or greater environmental protections or benefits, as compared to the mitigation measures set forth herein. Any minor modifications cannot result in the creation of new or substantially more severe environmental effects or a reduced level of environmental protection. LACDRP must render its determination based on the evidentiary record before it, including supporting materials and analyses prepared at the request of the Project Applicant or its designee. This minor modifications procedure is generally applicable to the mitigation measures and PDFs set forth in this MMRP.

Mitigation measures and PDFs applicable to Entrada South are provided in **Table 1**, Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area, beginning on page 4. Mitigation Measures and PDFs applicable to Valencia Commerce Center are provided in **Table 2**, Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area, beginning on page 159.

Table 1
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
1. AESTHETICS, VIEWS, AND LIGHT AND GLARE				
RMDP/SCP-PDF-VR-1: During construction, temporary green screen construction fencing 6 feet tall shall be placed on-site adjacent to public roadways to screen much of the construction activity from view at street level.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-PDF-VR-2: During construction, all security lighting shall be properly shielded and projected downwards such that light is focused on construction equipment or materials and not on adjacent roadways or off-site areas.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-PDF-VR-3: Prior to issuance of a building permit, the Project Applicant shall submit Design Guidelines to the County of Los Angeles Department of Regional Planning. The Design Guidelines shall address such issues as site planning, architecture, walls and fencing, landscape design, lighting, signage, and general design themes for each of the major land use categories in the community. In particular, the Design Guidelines shall establish the following: • Major utility systems, including potable water, recycled water, wastewater, electricity, natural gas, and cable/internet, shall be placed underground. • Utility/service areas shall be treated (i.e., through the use of color, landscaping, screening, etc.) to minimize visual impact. • Rooftop equipment shall be screened from view from public streets. • Outdoor lighting within the Project Site shall be projected downwards to illuminate the intended surface and minimize light spillover and glare generation; and	Submit Design Guidelines to LACDRP	Prior to issuance of first building permit	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall consist of low-intensity downlights or be equipped with louvers, shields, hoods, or other screening devices, as appropriate. • Only non-reflective or low-reflective building materials, or those treated with a standard non-reflective or low-reflective glazing, shall be used on building exteriors.				
RMDP/SCP-VR-1: Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	• LACDPW
RMDP/SCP-VR-2: Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	• LACDPW
2. AGRICULTURE AND FOREST RESOURCES				
RMDP/SCP-AG-1: In order to minimize the premature conversion of agricultural lands and to track that conversion, prior to issuance of the first grading permit in the Project area where agricultural soils are designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), the applicant or its designee shall prepare a phasing map to document the phased discontinuation of existing agricultural activities located within the Project area over the course of its development.	Maintain log demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• LACDRP
RMDP/SCP-AG-2: Newhall Land shall dedicate a permanent agricultural conservation easement for	Maintain log demonstrating	In conjunction with the dedication of the	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands.	compliance	Salt Creek conservation area		
3. AIR QUALITY				
ES/VCC-PDF-AQ-1: During the Project's grading phase, 2010 or newer diesel haul trucks shall be used to transport on-site soil to the extent available.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-2: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. At a minimum, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for non-road diesel engines promulgated by the U.S. Environmental Protection Agency. In addition, all off-road diesel-powered construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB), provided those devices are commercially available and: (1) achieve the standards of the California Division of Occupational Safety and Health (also known as Cal/OSHA); (2) are consistent with the construction equipment warranty requirements; (3) are compatible with equipment specifications of the construction equipment manufacturer; and (4) do not otherwise interfere with the proper functioning of the construction equipment. Any BACT devices used shall achieve emissions reductions that are equal to or greater than a Level 3 diesel emissions control strategy for a similarly-sized engine, as defined by CARB regulations, provided that the devices are commercially available and	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
satisfy the four requirements enumerated above.				
ES/VCC-PDF-AQ-3: During the Project's construction contract bidding phase, each construction contractor shall be provided with informational materials regarding the South Coast Air Quality Management District's Surplus Off-Road Opt-In for NO_X (SOON) Program.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-4: During the Project's construction phase, only street sweepers that are certified under Rule 1186 and Rule 1186.1 of the South Coast Air Quality Management District shall be used.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-5: During the Project's construction phase, electricity from on-site power poles shall be utilized where available (i.e., where accessible relative to the area of construction activity). In the event of an emergency or during a power outage, the use of generators shall be permissible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-6: The Project shall install high-efficiency public street and area lighting. Area lighting is defined to include any private common space lighting (e.g., within or along parks, sidewalks, and landscaping) that is not otherwise regulated by the California Building Energy Efficiency Standards (Title 24). For purposes of this measure, the Project also may use solar-powered lighting in lieu of high-efficiency lighting.	Submit building plans	Prior to issuance of building permits	Applicant	• LACDPW
ES/VCC-PDF-AQ-7: When residential appliances are offered by homebuilders, the Project shall install Energy Star appliances (specifically, clothes washers, clothes dryers, dish washers, fans, and refrigerators) in the single-family and multi-family residences.	Maintain log demonstrating compliance	During Construction	Applicant/ Residential Developer	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AQ-3: Suspend the use of all construction equipment during first-stage smog alerts.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-4: Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-5: Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-6: Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-7: Use on-site electricity or alternative fuels rather than diesel powered or gasoline-powered generators, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-12a. Construction shall be planned in such a way as to minimize heavy construction activity involving the use of diesel-fueled construction equipment within 500 meters of an occupied residence to the extent practical. Heavy construction activity that occurs within 500 meters of an occupied residence that involves the use of diesel-fueled construction equipment shall prohibit non-essential idling and shall utilize equipment certified to the Tier 2 or newer emission standard. Equipment shall be routed in such a way as to minimize travel within 500 meters of an occupied residence to the extent practical. *(This measure remains applicable to the Modified Project; however, Tier 3 and Tier 4 is now required per Mitigation Measure ES/VCC-AQ-2, which exceeds the requirement*	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
for Tier 2 equipment described in this measure.)				
4. BIOLOGICAL RESOURCES				
ES-PDF-BIO-1: Within six months following completion of development within the Entrada South Planning Area, the Applicant shall offer a conservation easement (as defined in Civil Code Section 815.1) over preserved streambeds and riparian areas within Unnamed Canyon 2 that are subject to CDFW's jurisdiction under Fish and Game Code Sections 1602 et seq. to ensure those areas are maintained in an undeveloped, open space condition in perpetuity. The conservation easement shall be offered to a qualified natural lands management organization or other entity qualified to hold conservation easements under Civil Code Section 815.3.	Record conservation easement for preserved streambeds and riparian areas within Unnamed Canyon 2	Upon completion of work	Applicant	• CDFW • LACDRP
SP-4.6-1: The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly Endangered or Threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this measure.	Prior to approval of revegetation plans	Applicant	• Corps • CDFW • LACDRP
SP-4.6-2: A qualified biologist shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	this measure by requiring mitigation plan approval and mitigation implementation reporting. No additional reporting is required pursuant to this measure.			
SP-4.6-3: Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or a U.S. Army Corps of Engineers Section 404 Permit, and shall include: Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-4: The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (*i.e.*, grading, soil preparation, soil stockpiling, soil amendments, *etc.*), including the need for a supplemental irrigation system, if any.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-5: Restoration of riparian habitats within the River Corridor SMA shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the River Corridor SMA or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration of riparian habitat shall be listed on the approved project plant palette (Specific Plan Table 2.6-1, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting State and Federal agencies.*(The recommended plant species in Specific Plan Table 2.6-1 are superseded by the CDFW-approved species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14.)*	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP
SP-4.6-6: The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-7: The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	pursuant to this measure.			
SP-4.6-8: The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the River (*e.g.*, density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or federal agency.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-9: Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	Mitigation Measure RMDP/SCP-BIO-12 ensures compliance with this measure by requiring reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	During Revegetation Activities	Applicant	• Corps • CDFW • LACDRP
SP-4.6-10: Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	reporting is required pursuant to this measure.			
SP-4.6-11: Habitat enhancement as referred to in this document means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (***e.g.***, grazing, roads, oil and natural gas operations, *etc.*) or have been invaded by non-native plant species such as giant cane (*Arundo donax*) and tamarisk (*Tamarix* sp.).	This measure provides a definition of "habitat enhancement" and does not impose any substantive requirements. No reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-13: To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Specific Plan Table 2.6-1). *(The recommended plant species in Specific Plan Table 2.6-1 are superseded by the CDFW-approved species specified in Mitigation Measure RMDP/ SCP-BIO-4, Table 14.)*	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). The recommended plant species specified in Specific Plan Table 2.6-1 are superseded by the CDFW-approved plant species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-14: Not all enhancement areas will necessarily **r**equire supplemental plantings of native species. Some areas may support conditions conducive for rapid "natural" reestablishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-15: Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarix* sp.), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly Endangered or Threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. • Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-16: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be	This measure applies only to the extent mitigation banking is conducted as part of Entrada South Planning Area activities. If	Prior to Approval of Mitigation Banking Program, approval of Oak Tree Permit, and prior to grading	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
subject to approval of plans by the County Forester.	mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Entrada South Planning Area. No additional action or reporting is required pursuant to the measure.			
SP-4.6-26a: Two types of habitat restoration may occur in the High Country SMA: (1) riparian revegetation activities principally in Salt Creek Canyon; and (2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs. • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures SP-4.6-1 through SP-4.6-11 and SP-4.6-13 through SP-4.6-16, above. • Mitigation requirements for oak tree replacement are	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-22 ensure compliance with this measure by requiring mitigation plan approval and Oak Resource Management Plan approval (see note above). No additional reporting is required pursuant to this	Approval of Revegetation Plans	Landowner	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
set forth in Mitigation Measure SP-4.6-48, below.	measure.			
SP-4.6-27: Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b) 4. Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.	This measure applies only to the extent the project conducts enhancement activities for riparian habitat in the High Country SMA. Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	During Enhancement Activities	Landowner/CNLM	• CDFW • LACDRP
SP-4.6-28: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	This measure applies only to the extent mitigation banking is conducted as part of Entrada South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Entrada South Planning Area. No additional reporting is required pursuant to this measure.			
SP-4.6-43: Suitable portions of *Open Area* may be used for mitigation of riparian, *oak resources*, or elderberry scrub. Mitigation activities within *Open Area* shall be subject to the following requirements, as applicable. • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking—Mitigation Measure 4.6-16.	To the extent the project provides mitigation located in designated Open Area, measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 will ensure compliance with this measure by requiring mitigation plan approval, mitigation site approval and reporting of mitigation implementation. If mitigation banking is conducted, measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP-SCP-BIO-22 (for oak trees) will ensure	During Mitigation	Manager of Open Area	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.			
SP-4.6-47a: Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the *Open Area land use designations*, subject to the following requirements: • Mitigation banking activities for riparian habitats will be subject to State and Federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48, below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester	This measure applies only to the extent mitigation banking is conducted as part of Entrada South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Entrada South Planning Area. No additional reporting is required pursuant to this	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure.			
SP-4.6-48: Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): • To mitigate the impacts to oak resources that may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance.	To the extent the project provides oak resource mitigation located in designated Open Area or the High Country SMA, measures RMDP/SCP-BIO-22 (for oak trees) or RMDP/SCP-BIO-88 (for mainland cherry or black walnut trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Prior to Final Subdivision Map Recordation	Applicant	• LA County Forester

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-55: Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent Federal and State agencies and the Specific Plan shall conform to the specific provisions of said permits. Performance criteria shall include that described in Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27, 4.6-28, and 4.6-42 through 4.6-48 for other sensitive habitats. *(The measure applies to the Entrada South Project without change, except that the reference to the Specific Plan should be read as referring to the Entrada South Planning Area.)*	Compliance with the requirement to obtain permits will be documented by providing copies of permits authorizing impacts to jurisdictional waters. Compliance with the performance criteria required by this measure will be ensured through Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12, which require mitigation plan approval, mitigation site approval and reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	Prior to Grading	Applicant	• Corps • CDFW
SP-4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Compliance with this measure will be verified through County approval of building plans for the Entrada South Planning Area. No additional reporting is required	Prior to Issuance of Building Permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	pursuant to this measure.			
SP-4.6-58: To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board. *(This measure applies to the Entrada South Project , except that the reference to the Specific Plan does not apply.)*	Compliance with this measure will be documented by providing the County with copies of annual reports required by any Regional Board NPDES permit and/or waste discharge requirements obtained for the Entrada South Planning Area.	Prior to Issuance of Grading Permit(s)	Project Engineer	• LACDPW
SP-4.6-62: When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed.	Compliance with this measure will be documented by providing copies of any required approvals for changes to an approved oak tree permit.	Prior to Issuance of Grading Permit(s)	Applicant	• LA County Forester
SP-4.6-63: Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and reporting of mitigation implementation (see note above). No	As specified in BIO-1	Applicant	• Corps • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-1: Mitigation Measures SP-4.6-1 through SP-4.6-16 specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (SP-4.6-1 through SP-4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see BIO-2). However, the CMIP does not identify mitigation actions specifically for impacts to waters of the United States. But since these waters are a subset of CDFG jurisdiction, the necessary Corps mitigation requirements would be met or exceeded. Detailed riparian/wetland mitigation plans, in accordance with the CMIP, shall be submitted to, and are subject to the approval of, the Corps and CDFG as part of the subnotification letters for individual projects. Individual project submittals shall include applicable CMIP elements, complying with the requirements outlined below. The detailed wetlands mitigation plan shall specify, at a minimum, the following: (1) the location of mitigation sites; (2) site preparation, including grading, soils preparation, irrigation installation, (2a) the quantity (seed or nursery stock) and species of plants to be planted (all species to be native to region); (3) detailed procedures for creating	The mitigation plans required by this measure will be reviewed and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
additional vegetation communities; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/restoration area; (6) a list of criteria by which to measure success of the mitigation sites (e.g., percent cover and richness of native species, percent survivorship, establishment of self-sustaining native of plantings, maximum allowable percent of non-native species); (7) measures to exclude unauthorized entry into the creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. The detailed wetlands mitigation plans shall also classify the biological value (as "high," "moderate," or "low") of the vegetation communities to be disturbed as defined in these conditions, or may be based on an agency-approved method (e.g., Hybrid Assessment of Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under BIO-2 and BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and BIO-2 and BIO-10 describe the replacement ratios for the habitats that will be impacted. *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: approval of mitigation plans will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process*				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
referenced in the measure. Newhall shall record a conservation easement or declaration of restrictive covenants, in a form approved by CDFW, over all areas within the RMDP identified in the CMIP as providing mitigation for Project impacts prior to Project ground-disturbing activities, if not already recorded pursuant to the State-certified EIR and related approvals.)				
RMDP/SCP-BIO-2: The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by creating habitats of similar functions and values/services (see BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR) on the Project Site, or as allowed under Mitigation Measure BIO-10. a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the *Mitigation Plan for Impacts to Waters of the United States* included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (*i.e.*, an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual	The mitigation ratios required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Prior to impacts within Corps jurisdiction	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts. These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b. b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the subnotification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below: • If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio. • If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 13. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become established and mature. • If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 0.5:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.) • If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.) • Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
proposed for construction, consistent with the subnotification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria: – If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance. – If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance,				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only). *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation ratios will be applied when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. Mitigation sites may be located within the Entrada South Planning Area and/or within the larger RMDP/SCP area, subject to the site approval process described in Mitigation Measure RMDP/SCP-BIO-3. Table number corresponds to the numbering in the Entrada South Bio Report.)*				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-3: Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to jurisdictional areas or in areas where bank stabilization would occur. Locations where the excavation of uplands for bank protection/stabilization results in creation of new, unvegetated creek bed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may occur at locations outside the riverbed where there are appropriate hydrologic conditions to create a self-sustaining riparian vegetation community and where upland and riparian vegetation community values are absent or very low. All sites shall contain suitable hydrological conditions and surrounding land uses to ensure a self-sustaining functioning riparian vegetation community. Candidate restoration sites shall be described in the annual mitigation status report (see BIO-12). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the subnotification letters submitted for individual projects. Status of the sites will be addressed through agency review of the annual mitigation status report and mitigation accounting form agency review. Each mitigation plan will include acreages, maps and site-specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses. *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation site approval will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process*	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
referenced in the measure. The mitigation accounting form referenced in the measure is not required.)				
RMDP/SCP-BIO-4: Replacement vegetation communities shall be designed to replace the functions and values of the vegetation communities being removed. The replacement vegetation communities shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation communities (see Table 14 for example of recommended plant species for the River Corridor SMA and tributaries). In addition, the replacement vegetation communities shall be designed to replicate the density and structure of the affected vegetation communities once the replacement vegetation communities have met the mitigation success criteria. *(Table number corresponds to the numbering in the Entrada South Bio Report.* [**Table 14**, Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries, is provided on page 152 of this MMRP.])	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-5: Average plant spacing shall be determined based on an analysis of vegetation communities to be replaced. The applicant shall develop plant spacing specifications for all riparian vegetation communities to be restored. Plant spacing specifications shall be reviewed and approved by the Corps and CDFG when restoration plans are submitted to the agencies as part of the subnotification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form.	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: restoration plans will be reviewed and approved when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)	Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			
RMDP/SCP-BIO-6: The revegetation site will be considered "complete" upon meeting all of the following success criteria. In a subnotification letter, the applicant may request modification of success criteria on a project by project basis. Acceptance of such request will be at the discretion of CDFG and the Corps. 1. Regardless of the date of initial planting, any restoration site must have been without active manipulation by irrigation, planting, or seeding for a minimum of three years prior to Agency consideration of successful completion. 2. The percent cover and species richness of native vegetation shall be evaluated based on local reference sites established by CDFG and the Corps for the plant communities in the impacted areas. 3. Native shrubs and trees shall have at least 80% survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment. 4. Non-native species cover will be no more than 5% absolute cover through the term of the restoration. 5. Giant reed (*Arundo donax*), tamarisk (*Tamarix ramosissima*), perennial pepperweed (*Lepidium latifolium*), tree of heaven (*Ailanthus altissimus*),	The criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	From plan implementation through Corps/CDFW acceptance as complete	Applicant	• Corps • CDFW • LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
pampas grass (*Cortaderia selloana*) and any species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval. 6. Using the HARC assessment methodology, the compensatory mitigation site shall meet or exceed the baseline functional scores of the impact area in Corps' jurisdictional waters, as described in the Conceptual Mitigation Plan for Waters of the United States. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: modification of success criteria may occur when the Applicant obtain permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. In addition, the HARC assessment may be replaced by another agency-approved method.)*				
RMDP/SCP-BIO-7: If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria provided for in BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy (ies) to meet success requirements. This may include restoration elsewhere in the River Corridor or tributaries.	Status of mitigation sites and any replanting required pursuant to this measure will be reported in the annual mitigation monitoring reports required by Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-8: Temporary irrigation shall be installed	Temporary irrigation will	Until success criteria	Applicant	• Corps

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self-sustaining regarding survivorship and growth. Irrigation shall be terminated in the fall to provide the least stress to plants.	be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	are met		• CDFW • LACDRP
RMDP/SCP-BIO-9: In areas where invasive exotic plant species control is authorized by CDFG in lieu of other riparian habitat mitigation (BIO-2), removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.	If exotic plant control is performed as mitigation, it will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the	Continuing for five years after initial treatment	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.			
RMDP/SCP-BIO-10: The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final Environmental Impact Report, dated February 2006, or the applicant may propose alternative methods and procedures for Corps and CDFG review and approval. Exotic plant species control will be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual mitigation status report and mitigation accounting form. If "in-lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the status of exotic vegetation treatment.	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-12: An annual monitoring report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in BIO-6. This report shall include any required plans for plant spacing, locations of candidate restoration and weed	Compliance with this measure will be documented by submitting copies of the annual mitigation	By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and	Applicant	• Corps • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
control sites or proposed "in-lieu fees," restoration methods, and vegetation community restoration performance standards. For active vegetation community creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation, bare areas, and exotic vegetation; an accounting of colonization by native plants; and photographs. The report shall also include the mitigation account form (see BIO-11), which outlines account information related to species planted or exotics control and mitigation credit remaining. The annual mitigation and monitoring report shall document the current functional capacity of the compensatory mitigation site using the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: The functional assessment of the compensatory mitigation site may use a method other than the HARC assessment methodology, subject to the approval of the Corps and CDFW. The mitigation account form referenced in this measure is not required because the Entrada South Planning Area will not utilize or require any permits issued for the RMDP.)*	monitoring reports to the County.	continuing for the life of the permit or until all credits have been used up for individual projects and success criteria are met		
RMDP/SCP-BIO-13: The mitigation program shall incorporate applicable principles in the interagency	This measure applies only if the applicant sells	Until success criteria	Applicant	• Corps

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605–58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the Section 404 or Section 2081 Permit or Section 1605 agreement shall preclude the Applicant from selling mitigation credits to other parties wishing to use those permits or that agreement for a project and/or maintenance activity included in the permits/agreement.	mitigation credits to other parties. If credits are sold, CDFW and/or the Corps will approve the accounting and administration procedures at the time of mitigation approval. No additional reporting is required pursuant to this measure.	are met		• CDFW • LACDRP
RMDP/SCP-BIO-15: All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in BIO-6. In addition, the growth and survival of the planted trees shall be monitored until they meet the self-sustaining success criteria in accordance with the methods and reporting procedures specified in BIO-6, BIO-11, and BIO-12. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with Mitigation Measure RMDP/SCP-BIO-11 is not required because the Entrada South Planning Area will not utilize or require any permits issued for the RMDP.)*	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-16: Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored on the Project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top six- to 12-inch-deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the Project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the Project biologist to be inadequate for successful habitat establishment, the site shall be revegetated in accordance with the methods designed for permanent impacts (i.e., seeding, container plants, and/or a temporary irrigation system may be recommended). This will help ensure the success of mitigation areas. The Applicant shall restore the temporary construction area per the success criteria and ratios described in BIO-1, BIO-2, and BIO-6. Annual monitoring reports on the status of the recovery or temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (BIO-11 and BIO-12). *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with Mitigation Measure RMDP/SCP-BIO-11 is not required*	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
because the Entrada South Planning Area will not utilize or require any permits issued for the RMDP.)				
RMDP/SCP-BIO-20: Approximately 1,900 acres of coastal scrub shall be preserved on The Project Site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (BIO-1) using a "rough step" land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to BIO-21 will be implemented for coastal scrub restoration. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: approximately 178.6 acres of coastal scrub shall be preserved on lands identified in the CMIP to offset impacts to coastal scrub associated with development of the Entrada South Planning Area.)*	The 178.6 acres of coastal scrub required to be preserved by this measure may be preserved initially through a project-specific offer of dedication or as part of a larger offer of dedication that includes lands preserved to offset RMDP impacts.	Upon recordation of tract map, unless previously recorded as part of another Newhall Ranch RMDP/SCP-related project or land dedication	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-21: Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to BIO-20. Eight areas were identified	If coastal scrub restoration is required pursuant to Mitigation	Beginning five years after dedication, if functional value of	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in the Draft Newhall Ranch Mitigation Feasibility Report in the High Country SMA, Salt Creek area, and River Corridor SMA (Dudek 2007A) for coastal scrub restoration. In the event that coastal scrub restoration is required pursuant to BIO-20, the applicant shall develop a Coastal Scrub Restoration Plan, subject to the approval of CDFG. The plan shall specify, at a minimum, the following: (1) the location of mitigation sites to be selected from suitable mitigation land in the High Country and Salt Creek areas identified in the Feasibility Study; (2) a description of "target" vegetation (native shrubland) to include estimated cover and abundance of native shrubs; (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (*e.g.*, seed, potted nursery stock, etc. collected from within five miles of the restoration site), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/ enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are	Measure RMDP/SCP-BIO-20 for all or part of the 178.6 acres of coastal scrub preserved as mitigation for Entrada South Planning Area impacts, the Coastal Scrub Restoration Plan and annual reports required by this measure will be submitted to CDFW. If coastal scrub restoration is not required pursuant to Mitigation Measure RMDP/SCP-BIO-20, no further action will be required pursuant to this measure.	burned habitat has not recovered by that time, and continuing until success criteria are met.		

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
not successful. Habitat restoration/enhancement will be judged successful when: (1) percent cover and species richness of native species reach 50% of cover and species richness at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning. Monitoring reports will describe all restoration/enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe vegetation survival or establishment in quantitative terms.				
RMDP/SCP-BIO-22: a. Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (BIO-22b) and the additional measures required by this EIS/EIR (BIO-2 for woodlands in jurisdictional streambeds and BIO-22c and BIO-22d for upland areas). The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a	The Oak Resource Management Plan required by this measure has been prepared and approved by CDFW and the County of Los Angeles. No further action is required regarding the Plan. The applicant will implement oak tree mitigation as required by the Plan and this measure to offset impacts to oak trees within the Entrada South	Prior to final map recordation	Applicant	• LACDRP • CDFW • LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
description of proposed cover and number of native trees, shrubs, and grasses per acre to be established. This description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, *etc.*; (8) a schedule and action plan to maintain and monitor the enhancement/restoration areas to include, at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in BIO-22b and	Planning Area.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat improvement/restoration efforts do not meet the success criteria stated in the plan. b. To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as "any oak tree measuring 36 inches or more in diameter") will be replaced at a ratio of 10:1. Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to the following standards: 1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester. 2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality occurs within that period. 3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the standards outlined herein. 4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met. c. In addition to the CLAOTO requirements (BIO-22b), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above. Additional replacement ratios are provided in Table 15. d. Newhall will mitigate lost oak woodlands occurring on upland sites (i.e., outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage. For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site.				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (BIO-22b). General performance standards for woodland creation or enhancement sites include the following: 1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to evaluation for successful completion. 2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan. 3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the "target" woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in Table 16. 4. Non-native grass cover shall not exceed the "target" woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined. *(Table number corresponds to the numbering in the Entrada South Bio Report.* [**Table 15**, Additional BIO-22c Oak Tree Replacement Ratios, and **Table 16**, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, are provided on page 153 of this MMRP.])				
RMDP/SCP-BIO-23: A final Spineflower Conservation Plan (SCP) shall be adopted and implemented after approval by CDFG, including the permanent dedication of preserves (see draft in Appendix 1.0). The proposed spineflower preserve areas shall be offered to CDFG as a permanent conservation easement within one year after issuance of the requested 2081 Permit to ensure long-term protection. The conservation easement shall be to CDFG and contain appropriate funding and restrictions to help ensure that the spineflower preserve lands are protected in perpetuity. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to preserve management and funding requirements of the approved SCP and spineflower ITP for the Entrada South preserve.)*	CDFW approval and adoption of the SCP and permanent protection of the spineflower preserves, including the Entrada South spineflower preserve, have been completed. Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation. No additional reporting is required pursuant to this	Prior to spineflower impact on-site resulting from Project activities until management responsibility transferred to NLMO	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure.			
RMDP/SCP-BIO-24: The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/NLMO(s) for approval by CDFG. Newhall Land will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Adoption and CDFW approval of the SCP, and permanent protection of the SCP spineflower preserves, have been completed. Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation. No additional reporting is required pursuant to this measure.	In conjunction with the Compliance Verification Notice (CVN) reviewed and approved by CDFW	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-25: Disturbed portions (i.e., agricultural lands, disturbed lands, and developed lands) of the spineflower preserves, including buffers, will be restored through revegetation with native plant communities. In summary, areas that have greater than 30% relative cover by weeds will be restored to have relative cover comparable to that of existing occupied spineflower habitat. Habitat restoration and enhancement plans (including restoration plans) for areas within the preserves shall be prepared at the direction of the preserve manager by a qualified biologist and submitted to the County and	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance	Prior to spineflower impact on-site resulting from Entrada South Planning Area activities until success criteria are met	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CDFG for approval prior to implementation. In addition, Cal-IPC List A and B plants that are present within the spineflower preserve will be controlled. Restoration and enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	documentation.			
RMDP/SCP-BIO-26: In the event that a spineflower preserve, or buffer, or a portion of a spineflower preserve, or buffer burns in a wildfire or suffers from mass movements (e.g., landslides, slope sloughing, or other geologic events), the spineflower preserve manager and Newhall Land shall promptly review the site and determine what action, if any, should be taken. The primary anticipated post-fire spineflower preserve management activity involves monitoring the site and controlling annual weeds that may invade burned areas following a fire event, especially when such weeds (that were not previously present or not present in similar densities) exceed the 30% maximum threshold (see BIO-25). If fire-control lines or other forms of bulldozer damage occur in the spineflower preserves, these areas will be repaired and revegetated to pre-burn conditions or better. An emergency fire response plan will be prepared (in accordance with Mitigation Measure SP-4.6-72) prior to the establishment of the spineflower preserves and approved by CDFG and Los Angeles County Fire Department. The preserve manager will contact the LACFD at least once every five years to review the plan	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	In perpetuity	Applicant	• CDFW • LACFD • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and consult with them on implementation of the plan. The same methods will be applied to mass-movement, landslide, or slope-sloughing types of events. This measure shall be implemented in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*				
RMDP/SCP-BIO-27: Spineflower preserve temporary fencing shall be shown on construction plans and installed prior to initiating construction clearing and grubbing activities within 500 feet of spineflower preserves, including the buffers. The spineflower preserve manager or a qualified biologist shall monitor fence installation. Clearing for fence installation shall be minimized to what is necessary to install the fence and, where possible, shall leave the roots of native plants in place to allow regrowth. As necessary, native vegetation will be restored and weed management will be performed following fence installation to ensure temporarily cleared native plant areas do not become weed dominated after installation. General Project clearing and grubbing within 500 feet of the fence may commence upon verification by the spineflower preserve manager or the qualified biologist that protective fencing is in place and is adequate. Appropriate BMPs shall be installed at the edge of development manufactured slopes when the spineflower preserve is within 500 feet and down-slope of proposed development. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	During grading/ construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
South spineflower preserve.)				
RMDP/SCP-BIO-28: Construction documents shall indicate that the grading contractor is responsible for protecting spineflower preserves during construction work. The construction documents shall indicate that the contractor is responsible for informing all employees and subcontractors of the environmentally sensitive areas and the proper conduct of work when working near (e.g., within 500 feet) of these areas. The construction documents shall require a pre-construction meeting to perform an "environmental education session" with the grading contractor/contractor's employees, subcontractors, and equipment operators prior to commencing construction work within 500 feet of the spineflower preserves. The environmental education session shall be conducted by the spineflower preserve manager or a qualified biologist and focus on informing workers of the location and sensitivity of the spineflower and the requirements for protecting it. The construction documents shall indicate that the grading contractor shall be responsible for mitigating any impacts to spineflower preserves due to the negligence of the grading contractor/contractor's employees, subcontractors, or equipment operators. If accidental trespass into a spineflower preserve occurs during construction, the violation shall be documented by the preserve manager and immediately reported to CDFG. Follow-up action will be taken in accordance with the Section 2081 of the Fish and Game Code, Incidental Take Permit issued by CDFG. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to commencement of grading within 500 feet of spineflower preserve	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
South spineflower preserve.)				
RMDP/SCP-BIO-29: Construction plans shall include necessary design features and construction notes to demonstrate consistency of development in the vicinity of spineflower preserves with the Spineflower Conservation Plan (SCP). In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include minimum BMPs. Together, the implementation of these requirements shall ensure that spineflower preserve populations are protected during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP and noted on construction plans, where appropriate, to avoid impacting spineflower preserves during construction: • Avoid planting or seeding invasive species in development areas during construction phases; • Do not use erosion control devices that may contain weeds, such as hay bales, etc., within 200 feet of spineflower preserves or anywhere upstream of spineflower preserves; • Do not windrow or stockpile soil within 200 feet of spineflower preserve boundaries or anywhere upstream of spineflower preserves; • Do not locate staging areas, maintenance, or concrete washout areas within 500 feet (unless otherwise authorized by CDFG, and no closer than 200 feet in any instance), where adjacent to or anywhere upstream of spineflower preserves; • Do not store toxic compounds, including fuel, oil,	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
lubricants, paints, release agents, or any other construction materials that could damage spineflower habitat if spilled near spineflower preserve areas, or anywhere upstream of spineflower preserves, or along spineflower preserve boundaries; • Provide location and details for any fencing for temporary and permanent access control along preserve boundaries (per BIO-31 for temporary fencing and BIO-36 for permanent fencing); • Provide location and details for any dust control fencing along preserve boundaries (per BIO-32); and • Provide location and details for any stormwater run-on controls/BMPs coming from development area to spineflower preserve (per BIO-38 and BIO-39). *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*				
RMDP/SCP-BIO-30: The spineflower preserve manager or qualified biologist shall review construction plans and specifications, SWPPP, and, where appropriate, erosion control plans and implementation of SCAQMD Rule 403d dust control measures (SCAQMD 2005) prior to construction within 500 feet of spineflower preserves for compliance with the Spineflower Conservation Plan and associated permits and Project-related environmental documents. A copy of the SWPPP and associated monitoring reports will be provided to CDFG. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to construction within 500 feet of spineflower preserves	Preserve Manage	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-31: Spineflower preserves shall be protected prior to clearing and during construction with temporary construction fencing as described in BIO-27. Openings shall be included in the fence when located within wildlife corridors and vegetation community connectivity areas to allow for the safe passage of wildlife. The spineflower preserve manager or a qualified biologist shall indicate the location and width of each of these openings. The fencing shall be three-strand non-barbed wire fence or bright orange U.V. stabilized polyethylene construction "snow" fencing, attached to metal T-posts that extend at least four feet above grade or equivalent. Protective fencing shall be maintained in good condition until completion of Project construction. Where construction activities occur within 500 feet of a spineflower preserve, the spineflower preserve manager or qualified biologist shall review fencing weekly during construction monitoring visits and note any fencing that is in need of repair. Repairs shall be completed within three working days of notification by the spineflower preserve manager or qualified biologist. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to grading until completion of construction	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-32: Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation within the spineflower preserve areas. Dust control shall be implemented during construction in compliance with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of a spineflower location, chemical dust suppression shall not be utilized. Where determined	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in	Prior to and during grading	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
necessary by the spineflower preserve manager or qualified biologist, a screening fence (i.e., a six-foot high chain link fence with green fabric up to a height of five feet) shall be installed to protect spineflower locations. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-33: The spineflower preserve manager or qualified biologist shall perform weekly construction monitoring for all construction activities within 500 feet of spineflower preserve areas. The spineflower preserve manager's or qualified biologist's construction monitoring tasks shall include reviewing and approving protective fencing, dust control measures, and erosion control devices before construction work begins; conducting a contractor education session at the preconstruction meeting; reviewing the site weekly (minimum) during construction to ensure the fencing, dust control, and BMP measures are in place and functioning correctly and that work is not directly or indirectly impacting spineflower plants; and quarterly monitoring shall be initiated for Argentine ants along the construction–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	During construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Each site visit shall be followed up with a summary monitoring report sent electronically to Newhall Land indicating the status of the site. Monthly monitoring reports, as needed, shall be submitted to CDFG and the County of Los Angeles. Monitoring reports shall include remedial recommendations and issue resolution discussions when necessary. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*				
RMDP/SCP-BIO-34: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of a spineflower preserve shall be reviewed and approved within 30 days by the spineflower preserve manager or qualified biologist and CDFG to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the spineflower preserve and buffer areas. Container plants to be installed within public areas within 200 feet of the spineflower preserves shall be inspected by the spineflower preserve manager or qualified biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, for public areas within 200 feet of spineflower preserves, landscape plants shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental	Compliance with the measure will be implemented and monitored through the SCP compliance verification process and documented in the SCP annual work plan.	Prior to installation of landscaping in the specified areas	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (http://www.cal-ipc.org/ip/inventory/index.php). *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.)*				
RMDP/SCP-BIO-35: All portions of the spineflower preserves shall be closed, with the exception of pre-identified existing dirt roads and utility easements. The pre-identified existing dirt roads and utility easement access roads shall function as access routes for the spineflower preserve manager, spineflower preserve maintenance personnel, utility personnel, and emergency services vehicles only (e.g., police, fire, and medical). No other vehicle or foot traffic, including nature or recreational trails, will be permitted in the preserve, including the buffer. The dirt roads shall be gated and locked at the outside edges of the buffer zone. Signs discouraging unauthorized access shall be posted. The only persons or entities issued gate keys shall be the spineflower preserve managers and their employees, easement holding utility companies, emergency services, Newhall Land, and CDFG. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-36: Fencing shall be installed along the outside edge of the spineflower preserve and buffer areas adjacent to proposed developments, parks, golf courses, or other “active land uses” to prevent unauthorized	Protection and management of the Entrada South spineflower preserve is	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
access. Specific areas that are adequately protected by steep terrain (1.5:1 or steeper) and/or dense vegetation may not require fencing but would require signage. The determination of the need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors. Fencing must extend a minimum of four feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or similar. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-37: Outdoor all-weather signs measuring approximately 12 by 16 inches shall be posted on all spineflower preserve access gates and along spineflower preserve fencing at approximately 800 feet on center, except adjacent to road crossings, where signs will be posted. The placement will take topography into account, emphasizing placement on ridgelines where signs will be visible to emergency fire personnel and	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
others. Signs shall state in English and Spanish that the area is a biological preserve that hosts a state-listed endangered and federal candidate plant species and that trespassing is prohibited (in accordance with Mitigation Measure SP-4.6-68). Signs shall indicate that fuel modification and management work is not allowed within the spineflower preserve (including buffer areas). The signage shall state that people who do not abide by these rules or who damage the protected species will be subject to prosecution, including fines and/or imprisonment. All signage shall include emergency contact information and shall be reviewed and approved by the spineflower preserve manager or qualified biologist. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-38: Storm drain outfalls from proposed development areas shall only be installed uphill from spineflower preserve areas where necessary to retain pre-construction hydrological conditions within the spineflower preserves, sustain existing riparian and wetland vegetation communities, and/or allow for the restoration of currently disturbed areas to native riparian/alluvial vegetation communities. When located in a spineflower preserve area, storm drains must meet the following criteria: • Storm drains must not impact spineflower either directly or indirectly, and • Under no circumstances shall storm drains daylight onto steeply sloped areas or other areas that would cause erosion.	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)				
RMDP/SCP-BIO-39: Any surface water entering a spineflower preserve area from development areas during construction is required to pass through BMP measures, which will be described in the SWPPP. Storm drain outlets must contain hydrologic controls (e.g., adequate energy dissipaters) to prevent downstream erosion and stream channel down-cutting. Additionally, storm drain outlets must be designed based on pre- and post-construction hydrological studies (in accordance with Mitigation Measure SP-4.6-69). Storm drains and permanent structural BMPs shall be designed by a licensed civil engineer. Requirements of BIO-29 and BIO-38, where applicable, shall be incorporated into the facility design and shall be subject to approval by the spineflower manager or qualified biologist. Long-term maintenance of storm drain BMPs will be the responsibility of the designated maintenance entity. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Entrada South Planning Area that incorporates the requirements of the measure. Protection and management of the Entrada South spineflower preserve is further monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-40: The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007c) shall be revised and submitted to CDFG for review and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant or its designee. The revised plan will demonstrate the feasibility of enhancing or restoring slender mariposa lily habitat in selected areas to be managed as natural open	Revision and approval of the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan has been completed. Implementation of the Plan is documented in the annual monitoring	Prior to ground disturbance to occupied habitat	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
space (i.e., the Salt Creek area or High Country SMA, spineflower preserves, or River Corridor SMA) without conflicting with other resource management objectives. Habitat replacement/enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted). The revised plan will describe habitat improvement/restoration measures to be completed prior to introducing slender mariposa lily. Habitat improvement/ restoration will be based on native occupied slender mariposa lily habitat. The revised plan will specify: (1) the location of mitigation sites (may be selected from among 559 acres of suitable mitigation land in the High Country SMA and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007a); (2) a description of "target" vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, *etc.*), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no	reports prepared and submitted to CDFW pursuant to the measure.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/ enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50% of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site. The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant, similar slope exposures, and no more than 500 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection guidelines (i.e., MOU for rare plant seed collection). No bulbs will be translocated into areas within 300 feet of proposed or existing development. Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
seeded sites). Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning for slender mariposa lily. Monitoring reports will describe all restoration/ enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe mariposa lily survival or establishment in quantitative terms. A minimum of 133 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundaries. Of these 133 acres, approximately 103 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundary in the High Country SMA and Salt Creek area, and two acres occur within the River Corridor SMA and/or proposed spineflower preserves. Additional cumulative occupied area will be conserved and managed in the San Martinez Grande Canyon area at a 1:1 ratio (acres conserved and managed to acres impacted) based on impacts to cumulative occupied area within the Entrada planning area, as a means to ensure regional biodiversity of the species. Up to an additional 28 acres of slender mariposa lily cumulative occupied area can be conserved and managed in the San Martinez Grande Canyon area for this purpose.				
RMDP/SCP-BIO-41: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable	Submittal of pre-construction survey reports and construction	Prior to ground disturbance in suitable habitat as	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger. If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	monitoring and/or relocation reports, as applicable	specified		
RMDP/SCP-BIO-42: All oaks that will not be removed that are regulated under CLAOTO with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (i.e., the area at least 15 feet from the trunk or five feet beyond the	Submittal of construction monitoring reports	Prior to and during clearing and grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the Project arborist or qualified biologist confirms the health of preserved trees.				
RMDP/SCP-BIO-49: Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Entrada South Planning Area. No further reporting is required pursuant to this measure.	During clearing and grading	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-52: Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than five days without participating in the WEAP. Night work and use of lights on equipment shall not be allowed unless CDFG approves of the night work and use of lights. Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following: • Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. • A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to preconstruction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality BMPs, and geotechnical or hydrological investigations; • Discuss procedures for minimizing harm to or				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; • Review/designate the construction area in the field with the contractor in accordance with the final grading plan; • Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected); • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity; • Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; • To reduce the potential for the spread of exotic invasive invertebrates (e.g., New Zealand mud snails) and weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g., mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders,				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g., mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g., mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time, location, type of equipment washed, methods used, and location of work; • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
special-status biological resources.				
RMDP/SCP-BIO-52a: The WEAP required by Mitigation Measure RMDP/SCP-BIO-52 shall instruct workers to ensure that all pipes, tubing, or similar items staged or stored at the Project site for one or more overnight periods shall be capped, screened, covered, or filled with material. All pipes, tubing, or similar items shall be thoroughly inspected for wildlife by the qualified biologist or biological monitor, prior to capping or use in Project activities.	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-53: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented. 1. Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic	Submit pre-construction survey reports and, if applicable, monitoring reports for relocation sites.	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat. 2. Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above. 3. The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
program shall include verifiable evidence of toad reproduction at the relocation site. *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: replacement habitat also may be created within areas of the Entrada South Planning Area Site not subject to development, where approved by CDFW.)*				
RMDP/SCP-BIO-54: Prior to construction the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat. The Plan shall include the specific survey and relocation efforts that would occur for construction activities that occur both during the activity period of the special status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, oak woodland, riparian habitats, or other areas supporting	Compliance with the relocation plan requirement of this measure will be demonstrated by CDFW approval of the submitted plan. Compliance with the survey and relocation requirements of the measure, if applicable, will be documented through pre-construction survey reports and, if applicable, relocation reports submitted to CDFW.	Prior to ground disturbance within potentially occupied habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
these species qualified biologists shall conduct surveys to capture and relocate individual coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake in order to avoid or minimize take of these special-status species. The plan shall require a minimum of three (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. *(Coast horned lizard and coastal western whiptail are referred to as Blainville's horned lizard and San Diegan tiger whiptail, respectively, in this document.)*				
RMDP/SCP-BIO-55: a. As a supplement to BIO-1 through BIO-16, additional habitat mitigation through replacement or enhancement of nesting/foraging habitat for least	If mitigation for habitat of least Bell's vireo or California gnatcatcher is required, submit	Prior to impacts to jurisdictional resources.	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Bell's vireo will be provided for certain key habitat zones at higher ratios (identified as "key population areas" in Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat). Southern willow scrub, southern cottonwood–willow riparian, arrow weed scrub, mulefat scrub, and Mexican elderberry scrub and woodland that provide nesting/foraging habitat for least Bell's vireo in "key population areas" shall be replaced or enhanced. All permanent loss to nesting/foraging habitat in key population areas shall be mitigated at a 5:1 ratio unless otherwise authorized by CDFG or USFWS. Temporary habitat loss of foraging/nesting habitat in key population areas shall be mitigated at a 2:1 ratio. The requirements for replacing habitat by either creating new habitat or removing exotic species from existing habitat shall follow the procedures outlined in BIO-1 through BIO-16. To replace the lost functions of habitat located adjacent to the Santa Clara River due to noise impacts, all nesting/foraging habitat within the 60 dBA sound contour (associated with development site roadway improvements) shall be considered degraded. Nesting/foraging habitat within this area shall be mitigated at a ratio of 2:1.	mitigation reports annually to CDFW.			
b. The loss of documented occupied nesting habitat for coastal California gnatcatcher shall be mitigated. If the coastal California gnatcatcher is identified nesting on-site, the Applicant will acquire or preserve nesting coastal California gnatcatcher habitat at a 3:1 ratio for impacts to documented occupied habitat, or by the ratio specified in BIO-2, whichever is greater. Mitigation acquisition shall occur at an agreed-upon				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
location as approved by the USFWS upon consultation. The Applicant shall enter into a binding legal agreement regarding the preservation of occupied habitat describing the terms of the acquisition, enhancement, and management of those lands. *(Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat, is provided in the State-certified EIR.)*				
RMDP/SCP-BIO-56: Within 30 days of ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the Project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. Pre-construction surveys shall include nighttime surveys to identify active rookery sites. The surveys shall continue on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground-disturbing activities. If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Within 30 days of ground disturbance in suitable habitat during nesting/ breeding season and ending no more than 7 days prior to initiation of work	Applicant	• USFWS • CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report. For listed riparian songbirds (least Bell's vireo, southwestern willow flycatcher, yellow-billed cuckoo) USFWS protocol surveys shall be conducted. If active nests are found, clearing and construction within 300 feet of the nest shall be postponed or halted, at the discretion of the biologist in consultation with CDFG and USFWS, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. If no active nests are observed, construction may proceed. If active nests are found, work may proceed provided that construction activity is located at least 300 feet from active nests (or as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit). This buffer may be adjusted provided noise levels do not exceed 60 dBA hourly L_{eq} at the edge of the nest site as determined by a qualified biologist in coordination with a qualified				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
acoustician. If the noise meets or exceeds the 60 dBA L_{eq} threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA L_{eq} hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS. For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include “coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats.” A permitted biologist shall perform these surveys according to the USFWS’ (1997a) Coastal California Gnatcatcher Presence/ Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.				
RMDP/SCP-BIO-57a: ~~Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the western burrowing owl is present at the site. The surveys shall consist of three site visits and shall be conducted in areas dominated by field crops, disturbed habitat, grasslands, and along levee locations, or if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95).~~ ~~Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between Project activities and nesting burrowing owls during the nesting season. This protected~~	Submit pre-construction survey reports and, if applicable, Burrowing Owl plan, and construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~area will remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently.~~ ~~Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report.~~ Prior to Project activities, and within 120 days of Project commencement, focused surveys by a CDFW-approved qualified biologist shall be conducted to determine presence of western burrowing owl. Surveys shall include four site visits conducted from as many fixed points as necessary to provide visual coverage of the site using spotting scopes or binoculars. Disturbance shall be minimized around potential occupied burrows during all seasons. Site visits shall be repeated on four separate days. Visits shall be conducted two hours before to one hour after sunset, or from one hour before to two hours after sunrise. Surveys shall be conducted during weather that is conducive to observing owls outside their burrows. Surveys shall be avoided during heavy rain, high winds (> 20 mph), or dense fog. Results of all surveys shall be provided to CDFW after surveys are complete, 30 days prior to Project commencement. If a burrowing owl is observed during the focused surveys, the qualified biologist shall notify CDFW immediately and prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval 30 days prior to commencing Project activities. The Burrowing Owl Plan shall describe survey results, proposed avoidance measures, and monitoring plan. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
other instrument authorizing take of western burrowing owl under applicable law, the terms of the incidental take permit or other authorization shall control. *(This measure replaces mitigation measure RMDP/SCP-BIO-57 and applies to the VCC Planning Area without change.)*				
RMDP/SCP-BIO-58: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	Submit pre-construction survey reports and, if applicable, relocation reports and/or construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps: (1) all understory vegetation will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site, and (3) the nest sticks shall be removed from the Project site and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.				
RMDP/SCP-BIO-60: Thirty days prior to construction activities, a qualified biologist shall conduct a pre-construction survey for mountain lion natal dens.	Submit pre-construction survey reports and, if applicable, construction	Prior to ground disturbance in suitable habitat as	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
The survey area shall include the construction footprint and the area within 2,000 feet of the Project disturbance boundaries. Should an active natal den be located, the applicant shall cease work within 2000 feet and inform CDFG with 24 hours. No construction activities shall occur in the 2000 foot buffer until a qualified biologist in consultation with CDFG establishes an appropriate setback from the den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion shall occur within the established setback until the cubs have been successfully reared or the cats have left the area. *(The mountain lion is referred to as cougar in this SEIR.)*	monitoring reports to CDFW	specified		
RMDP/SCP-BIO-61: No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
by the roost shall be avoided (i.e., not removed) by the Project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required. If a maternity roost will be impacted by the Project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone. If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. If an active maternity roost is located on the Project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above.				
RMDP/SCP-BIO-63: Each tract map Home Owners' Association shall supply educational information to future residents regarding pets, wildlife, and open space areas. The material shall discuss the presence of native animals (e.g., coyote, bobcat, and mountain lion), indicate that those native animals could prey on pets, indicate that no actions shall be taken against native animals should they prey on pets allowed outdoors, and indicate that pets must be leashed while using the designated trail system and/or in any areas within or adjacent to open space. Control of stray and feral cats and dogs will be conducted in open	The educational information required by the measure has been prepared by the Applicant and approved by CDFW. The CC&Rs for the project will require the project HOA to distribute the material to residents. No further action is required	Prior to occupancy and in perpetuity during operation	HOA	• LACDRP • LACDAC

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch *joint powers authority* (JPA) managing the River Corridor SMA, High Country SMA, or Salt Creek area or by the HOAs managing the Open Areas. Feral cats and dogs may be trapped and deposited with the local Society for the Prevention of Cruelty to Animals or the Los Angeles County Department of Animal Control.	pursuant to the measure.			
RMDP/SCP-BIO-64: An integrated pest management (IPM) plan that addresses the use of pesticides (including rodenticides and insecticides) on site will be prepared prior to the issuance of building permits for the initial tract map. The IPM will implement appropriate Best Management Practices to avoid and minimize adverse effects on the natural environment, including vegetation communities, special-status species, species without special status, and associated habitats, including prey and food resources (e.g., insects, small mammals, seeds). Potential management practices include cultural (e.g., planting pest-free stock plants), mechanical (e.g., weeding, trapping), and biological controls (e.g., natural predators or competitors of pest species, insect growth regulators, natural pheromones, or biopesticides), and the judicious use of chemical controls, as appropriate (e.g., targeted spraying versus broadcast applications). The IPM will establish management thresholds (i.e., not all incidences of a pest require management); prescribe monitoring to determine when management thresholds have been exceeded; and identify the most appropriate and efficient control method that avoids and minimizes risks to natural resources. Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.	An IPM Plan has been prepared pursuant to the measure and provided to CDFW. The recorded CC&Rs for the Entrada South Planning Area will prohibit anti-coagulant rodenticides. No further action is required pursuant to the measure.	Prior to issuance of building permit(s)	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-68: Any common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per BIO-61, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The Project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.	Submit pre-construction survey reports and, if applicable, mitigation implementation reports to CDFW.	As required by approved roosting habitat replacement plan	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-70: Construction plans shall include necessary design features and construction notes to ensure protection of vegetation communities and special-status plant and aquatic wildlife species adjacent to construction. In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include the following minimum BMPs. Together, the implementation of these requirements shall ensure protection of adjacent habitats and wildlife species during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacting special-status species during construction: • Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities. • Provide location and details for any dust control fencing along Project boundaries (BIO-71). • Vehicles shall not be driven or equipment operated in	Submit construction plans and a SWPPP containing the required BMPs.	Prior to issuance of grading permit	Applicant	• LACDPW • LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement. • Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes. • If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre-Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice-like area. The gradient of the streambed shall be returned to pre-Project grade, to the extent practical, unless it represents a wetland restoration area. • Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps,				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. • The operator shall not permit pets on or adjacent to the construction site. • No guns or other weapons are allowed on the construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction.				
RMDP/SCP-BIO-71: Development areas shall have dust control measures implemented and maintained to	Submittal of construction plans containing the	During construction	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect special-status species locations. See BIO-32 for dust control requirements related to spineflower preserves.	required BMPs and construction monitoring reports to CDFW			
RMDP/SCP-BIO-72: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, Salt Creek area, and natural portions of the Open Area). Container plants to be installed within public areas within 200 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 200 feet of native vegetation communities shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (http://www.cal-ipc.org/ip/inventory/index.php). Landscape plans will	Approval of landscape plans and/or submittal of plant inspection reports, as applicable.	Prior to installation of landscaping	Applicant	• LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (i.e., until plants become established). *(The current Cal-IPC website is https://www.cal-ipc.org/ plants/inventory/.)*				
RMDP/SCP-BIO-78: A cowbird trapping program shall be implemented once vegetation clearing begins and maintained throughout the construction, maintenance, and monitoring period of the riparian restoration sites. A minimum of five traps shall be utilized, with at least one trap adjacent to the project site and one or two traps located at feeding areas or other CDFG-approved location. The trapping contractor may consult with CDFG to request modification of the trap location(s). CDFG must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.	This measure applies to riparian restoration sites on the Santa Clara River that provide compensatory mitigation for Entrada South Planning Area impacts. Compliance is documented in annual cowbird trapping reports provided with the annual mitigation status report required by Mitigation Measure BIO-12	At the start of vegetation clearing and throughout monitoring of riparian restoration sites	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-80: The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will	An Exotic Wildlife Species Control Plan has been developed in accordance with the	During construction within specified areas	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (e.g., stickleback, arroyo toad, nesting birds) during removal activities (i.e., timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area. *(This measure applies to the Entrada South Planning Area without change with respect to modified tributaries or other potential habitat for the identified species within the Entrada South Planning Area.)*	measure. Document in monitoring reports submitted to CDFW.			
RMDP/SCP-BIO-82: a. All surfaces on new antennae and phone/utility towers shall be designed and operated with anti-perching devices in conformance with APLIC standards to deter California condors and other raptors from perching. During construction the area shall be kept clean of debris, such as cable, trash, and construction	Review of construction plans, where applicable, and submittal of construction monitoring reports to CDFW	Prior to approval of improvement plans	Applicant	• CDFW • USFWS • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
materials. The Applicant shall collect all microtrash and litter (anything shiny, such as broken glass), vehicle fluids, and food waste from the Project area on a daily basis. Workers will be trained on the issue of microtrash: what constitutes microtrash, its potential effects on California condors, and how to avoid the deposition of microtrash.				
b. The Applicant shall retain a qualified biologist with knowledge of California condors to monitor construction activities within the Project area. The resumes of the proposed biologist(s) will be provided to CDFG for concurrence. This biologist(s) will be referred to as the authorized biologist hereafter. During clearing and grubbing of construction areas, the qualified biologist shall be present at all times. During mass grading, construction sites shall be monitored on a daily basis. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. If condors are observed landing in the Project area, the Applicant shall avoid further construction within 500 feet of the sighting until the animals have left the area, or as otherwise authorized by CDFW and USFWS. All condor sightings in the Project area will be reported to CDFW and USFWS within 24 hours of the sighting. Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between 1 hour before sunset to 1 hour after sunrise, or until the condors leave the area, or as otherwise directed by USFWS. Should condors be found nesting within 1.5 miles of the construction area, no construction				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
activity will occur until further authorization occurs from CDFW and USFWS. c. To further protect California condor potentially foraging in the Project area over the long term from negative interactions with humans and/or artificial structures, the Applicant or the JPA or the NLMO shall remove dead cattle that are found or reported within 1,000 feet of a residential or commercial development boundary. Dead cattle shall be relocated to a predetermined location within the High Country SMA/SEA or Salt Creek area. The locations where carcasses shall be placed shall be a minimum of 1,000 feet from a development area boundary. Appropriate locations for transfer of carcasses include open grasslands and oak/grassland areas where condors can readily detect carcasses and easily land and take off without encountering physical obstacles such as powerlines and other utility structures. The proposed locations would be selected and approved by the CDFG and USFWS. Pursuant to this measure, a telephone number for reporting dead cattle shall be provided and actively maintained. Any cattle carcasses transferred to the relocation areas shall be reported to the USFWS Condor group.				
RMDP/SCP-BIO-84: Bridge and culvert designs, where practicable, shall provide roosting habitat for bats. A qualified biologist shall work with the Project engineer in identifying and incorporating structures into the design that provide suitable roosting habitat for bat species occurring in the Project area. The final design of the roosting structures would be chosen in consultation with CDFG.	Approval of bridge and culvert design plans by the County Department of Public Works	Prior to approval of improvement plans	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-85: To preclude the invasion of Argentine ants into the spineflower preserves and their associated buffers, controls will be implemented using an integrated pest management (IPM) approach in accordance with the approved SCP. The controls include the following. (1) Providing "dry zones" between urban development and spineflower populations, where typical soil moistures are maintained at levels below about 10% soil saturation, which will deter the establishment of nesting colonies of ants; and providing dry zone buffers of sufficient width to reduce the potential for Argentine ant activity within core habitat areas. (2) Where feasible, and/or appropriate, dry areas such as parking lots and roadways shall be built next to preserve boundaries. These will be designed to slope away from the preserve to avoid runoff entering the preserve. (3) Pedestrian pathways placed next to preserves shall consist of decomposed granite or other gravel to minimize the holding of moisture, thereby preventing establishment of suitable habitat for Argentine ant colonies. (4) Ensuring that landscape container plants installed within 200 feet of spineflower preserves are ant free prior to installation, to reduce the chance of colonies establishing in areas close to the preserves. (5) Maintaining natural hydrological conditions in the spineflower preserves, including the buffers, through project design features for roadways, French drains, irrigation systems, underground utilities, drainage	Submittal of development plans and annual reports to CDFW pursuant to the SCP	During preserve management	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
pipes and fencing, storm drains, and any other BMP measures that apply to surface water entering the preserve areas. (6) Using drought-resistant plants in FMZs and minimizing irrigation to the extent feasible.				
RMDP/SCP-BIO-87: Upon initiating landscaping within a development area, quarterly monitoring shall be initiated for Argentine ants along the urban–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur in perpetuity. The Project applicant will fund an endowment.	Submit monitoring reports to CDFW	During Operation	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-88: Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains	Compliance with the measure, where applicable, will be documented through annual mitigation status reports to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
at least one inch in diameter one foot above the base.				
RMDP/SCP-SW-3: The applicant shall create or expand Corps jurisdictional wetlands on site, so that the acreage of wetlands on site would exceed the acreage that existed prior to Project implementation. In order to ensure that created wetlands persist in the long-term, wetlands shall be constructed in locations where suitable hydrology can be created by using existing streamflow, without the need for artificial water sources. New or expanded wetland areas shall be created in one or more of the following locations: • The Salt Creek drainage within the High Country SMA or the Salt Creek area in Ventura County. This area is the first priority for creation of mitigation wetlands, as the entire watershed would be preserved in perpetuity. The lower reach of this drainage supports year-round surface flows, and the presence of an existing, high-quality wetland shows that the topographic and hydrologic conditions are suitable for the persistence of wetlands. Approximately 23.3 acres of new wetlands would be created in the Salt Creek drainage, unless it is determined that a lesser acreage would be sufficient to ensure that the project does not result in a net loss of federally protected wetlands. • Lower or middle Potrero Canyon. These reaches support intermittent to perennial surface flows, and the broad, flat Potrero canyon bottom provides opportunities for expanded wetlands acreage though the creation of palustrine fringe wetlands. In the event that the proposed creation of 23.3 acres of wetlands in the Salt Creek watershed is insufficient to ensure that the proposed project does not result in a net loss of	Compliance with the measure, where applicable, will be documented through review and approval of compensatory mitigation plans pursuant to RMDP/SCP-BIO-1 and reporting of mitigation implementation pursuant to RMDP/SCP-BIO-12. No further action is required pursuant to this measure.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts. Mitigation monitoring reports by April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing until success criteria are met,	Applicant	• Corps • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
wetlands, any remaining mitigation acreage would be provided in these two locations. Although the river supports substantial surface flows, with the exception of the conversion of portions of the existing agricultural fields to wetlands outside of the active channel area (above the ordinary high water mark), the creation of mitigation wetlands along the Santa Clara River mainstem is not proposed due to the extreme scouring that occurs within the mainstem at relatively frequent intervals. The geomorphic character of the river is derived from large flood events that move large amounts of sediment, scour vegetation, and reshape the active channel. Because of this, it is uncertain whether mitigation wetlands created along the river mainstem within the active channel would persist in the long run. However, existing agricultural fields along the Santa Clara River mainstem above the OHWM, Salt Creek, and Potrero Canyon locations offer ample opportunities to create the wetlands acreage necessary to mitigate the Project's impacts on federally protected wetlands. This mitigation measure would result in short-term adverse impacts associated with wetland creation, including construction-related noise, emissions from equipment; and loss of upland habitats in areas where wetlands creation is proposed. (*This measure applies to the Entrada South Planning Area without change, except that the mitigation acreage requirements in the measure do not apply, as they indicate the minimum acreage required to compensate for wetlands impacts of the RMDP, which is not part of the current Project.)*				
RMDP/SCP-SW-4: All areas where temporary	Documented through	Until success criteria	Applicant	• CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction impacts affect Corps or CDFG jurisdictional areas (generally, these are areas where impacts would occur due to the construction of Project facilities, but that are outside the permanent footprint of the actual facility), shall be revegetated with appropriate native vegetation after completion of construction in the area. A revegetation plan shall be prepared and implemented in accordance with the terms set forth in mitigation measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63. *(The process for verifying that revegetation plans comply with the terms set forth in Mitigation Measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63 is implemented through Mitigation Measures RMDP/SCP-BIO-1, RMDP/ SCP-BIO-3 and RMDP/SCP-BIO-12.)*	annual mitigation reports required by Mitigation Measure RMDP/SCP-BIO-12.	are met		• Corps • LACDRP
RMDP/SCP-SW-6: To the extent that on-site mitigation for impacts to jurisdictional tributary drainages is insufficient to meet the mitigation ratios required by revised Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site properties within the Santa Clara River watershed, via use of one or more of the following mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in tributaries to the Santa Clara River occurring off site such that the mitigation site has an equal or greater value than the impacted site;(b) preservation of property containing jurisdictional tributaries to the Santa Clara River having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities in jurisdictional tributaries for the necessary acreage (e.g., exotic species removal under the terms and conditions specified in	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Submit copies of the issued permits and/or copies of mitigation plan approval, as applicable	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Mitigation Measures BIO-9 and BIO-10).				
ES/VCC-MM-BIO-1: Prior to construction, the Applicant shall develop a relocation plan for California glossy snake, to be incorporated into the relocation plan developed for other special-status reptile species, according to requirements in RMDP/SCP-BIO-54. *(A draft California glossy snake relocation plan is included as Appendix FEIR-XX to the Final SEIR for the Project.)*	Approval of relocation plan pursuant to Mitigation Measure RMDP/SCP-BIO-54.	Prior to construction	Applicant	• CDFW • LACDRP
ES/VCC-MM-BIO-2: ~~Should Project ground-disturbing activities be scheduled to occur during the Crotch bumble bee colony active period, a qualified biologist shall conduct a habitat assessment to identify areas containing suitable habitat for Crotch bumble bee. The qualified biologist shall conduct pre-construction surveys for Crotch bumble bee in the areas identified, using a methodology (including number and timing of surveys) accepted by the California Department of Fish and Wildlife (CDFW).~~ ~~If Crotch bumble bee are not detected, no further measures are required. A qualified biologist shall be present during ground-disturbing Project activities that occur during the Crotch bumble bee colony active period.~~ ~~If Crotch bumble bee are detected:~~ ~~1. Ground-disturbing activities shall be prohibited within 100 feet of any known, occupied Crotch bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The prohibition will continue for the duration of the Crotch bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist or~~	Submit pre-construction survey reports and, if applicable, Bumble Bee Avoidance Plan ~~proof of avoidance~~.	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~is relocated or removed with CDFW authorization.~~ ~~2. The Project proponent shall prepare a Crotch Bumble Bee Avoidance and Minimization Plan for review and approval by CDFW, which shall include additional, site-specific measures to avoid take of Crotch bumble bee during Project ground-disturbing activities during the colony active period.~~ ~~3. If the Crotch bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch bumble bee, as that term is defined for purposes of the CESA, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization.~~ Prior to the start of any Project activities during the Queen Flight and Colony Active Periods (February 1 through October 31), a qualified biologist shall conduct a habitat assessment to identify suitable habitat for Crotch's bumble bee within Project activity areas, and then survey prior to construction for Crotch's bumble bee and nests in those areas. Qualified biologist(s) shall be approved by CDFW 14 days prior to survey commencement. Survey protocols shall adhere to CDFW's Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023) or another methodology approved by CDFW. Survey results, including negative findings or a map of nest location(s), shall be submitted to CDFW for review 14 days prior to starting Project activities. If Crotch's bumble bee nests are found during pre-construction surveys or detected during				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Project activities, Project activities within 100 feet of a nest shall be suspended until the CDFW-approved qualified biologist, with expertise in bumble bees, receives approval from CDFW for a Bumble Bee Avoidance Plan to avoid impacts to the nest(s). If Crotch's bumble bee nests are not found during the surveys (negative finding) then no further measures are required. A qualified biologist shall be present during initial ground disturbing Project activities (clearing and grubbing) in areas where suitable habitat was identified. The Bumble Bee Avoidance Plan shall include: 1. On-site daily monitoring by CDFW-approved biologist during Project activities, such as ground or vegetation disturbance, during the Queen Flight Period and Colony Active Period. 2. No-impact buffers. Ground-disturbing activities shall be prohibited within 100 feet of any known occupied Crotch's bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. If Project activities may result in disturbance or potential take, the qualified biologist, in coordination with CDFW, should expand the buffer zone as necessary to prevent disturbance or take. The prohibition will continue for the duration of the Crotch's bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist. 3. If a nest is found, Project proponent will provide a survey report to CDFW with a summary of the physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found, within a 10-foot radius. This shall include native plant				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
composition (e.g., density, cover, and abundance) within affected habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species). 4. If the Crotch's bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch's bumble bee, as that term is defined by Fish and Game Code section 86, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or other instrument authorizing take of Crotch's bumble bee under applicable law, the terms of the incidental take permit or other authorization shall control.				
5. CULTURAL RESOURCES				
RMDP/SCP-CR-3: Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate.	Maintain log demonstrating compliance. As determined by the qualified archaeologist, steep slopes or previously graded areas that have no potential for the presence of cultural remains may not require monitoring	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP
RMDP/SCP-CR-4: During any earth disturbance within	Fence known	During grading within	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.	archaeological site(s), as specified	300 feet of any known archaeological site		
RMDP/SCP-CR-5: In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-CR-6: If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken: 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American:	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(i) The Coroner shall contact the Native American Heritage Commission within 24 hours; (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and (iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; b. The descendant identified fails to make a recommendation; or c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.				
6. ENERGY				
Refer to Section 8, Greenhouse Gas Emissions, below.				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
7. GEOLOGY AND SOILS				
ES/VCC-MM-GEO-1: Prior to issuance of building permits, to address potential risks related to seismic shaking, all structures shall be designed using sound engineering judgment and the latest California Building Code requirements, as a minimum, which prescribe minimum lateral forces, applied statically to each habitable structure, combined with the gravity forces of dead and live loads, as determined in a report by a registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
ES/VCC-MM-GEO-2: Prior to issuance of rough grading permits, and in those portions of the Entrada South and VCC planning areas beneath habitable structural improvements where the anticipated seismic differential settlement exceeds the County of Los Angeles' one-inch seismic differential settlement standard, one or more of the following design requirements will be implemented: a. Alluvium removal to reduce liquefaction-induced settlement to less than 1 inch. b. Ground improvements such as rammed aggregate piers (RAPs), deep soil mixing (DSM), or stone columns to reduce liquefaction-induced settlement to less than 1 inch. c. Ground improvements such as deep dynamic compaction (DDC) or compaction grouting to reduce liquefaction-induced settlement to less than 1 inch. d. Sufficiently stiff foundations or deep foundations. e. An approved alternative design requirement capable of	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
reducing liquefaction induced settlement to less than 1 inch. The above design requirements shall be performed by removing and/or improving enough liquefiable alluvium to achieve a less than 1-inch seismic differential settlement, pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports, or by specific foundation design. Geotechnical recommendations and design requirements shall be presented and approved as a conceptual design at the 100-scale grading plan stage and as a detailed design at the 40-scale grading plan stage.				
ES/VCC-MM-GEO-3: Prior to issuance of rough grading permit, in order to address landslides, unstable soil, liquefaction, expansive soil and dry-sand settlement, a Corrective Grading Plan delineating the areas where such geotechnical conditions exist shall be prepared by a registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports. The Corrective Grading Plan shall address the following: a. Project grading shall include a combination of ground modification and/or structural mitigation in areas subject to liquefaction to reduce the risk to an acceptable level (as defined by CGS in Special Publication 117a, Chapter 2, or as superseded by CGS guidance in effect at the time of implementation of this measure). Ground modification shall consist of the removal of some of the soil material subject to liquefaction. The recommended depth of removal for mitigation of liquefaction ranges from 5 to 30 feet. Structures shall be designed to resist the anticipated	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
static and seismic total and differential settlements. b. Landslides shall be stabilized and/or removed, and/or building setbacks shall be used to protect structural integrity. c. Grading and engineering design requirements shall address the removal of unstable soil, stabilization of potential landslide areas, and compaction of engineered fill to meet County of Los Angeles soil compaction requirements (County of Los Angeles Grading Guidelines, 2017). d. Areas where expansive soil is encountered shall include grading measures designed to reduce hazard of construction in expansive soil including but not limited to removing expansive soil and replacing with engineered fill, installing drainage systems, using stiffened foundations systems, or conducting engineered preparation of building pads.				
ES/VCC-MM-GEO-4: Prior to the issue of building permits, and after the site has been mass graded, soil corrosion testing shall be completed and appropriate design requirements shall be implemented in accordance with the latest California Building Code (CBC) as a minimum, to reduce the hazard of construction in corrosive soil.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
8. GREENHOUSE GAS EMISSIONS				
RMDP/SCP-AEA-2-1: Prior to the issuance of residential building permits for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation (ZNE) Reports (ZNE Report) prepared by a qualified building energy efficiency	Submit ZNE Report for County review and confirmation An energy efficiency and design consultant is	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and design consultant to Los Angeles County for review and confirmation that the residential development covered by the ZNE Report achieves the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the residential development within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the residential development shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the residential development achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building.	qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 metric tonnes carbon dioxide equivalents ($MTCO_2e$) of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report. (*This mitigation measure applies to Entrada South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) $MTCO_2e$ of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)*				
RMDP/SCP-AEA-2-2: Prior to the issuance of building	Submit ZNE Report for	Prior to issuance of	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities, respectively, for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the commercial development, private recreation centers, and public facilities within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations have been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the commercial development, private recreation centers, and/or public facilities shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the	County review and confirmation prior to issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.	commercial building permit(s)		• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
operative Title 24, Part 6 building standards. In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, short falls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 $MTCO_2e$ of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
for the project, or a portion of the project, as demonstrated in the ZNE Report. *(This mitigation measure applies to Entrada South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) $MTCO_2e$ of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)*				
RMDP/SCP-AEA-2-3: Prior to the issuance of private recreation center building permits, the project applicant or its designee shall submit swimming pool heating design plans to Los Angeles County for review and approval**.** The design plans shall demonstrate that all swimming pools located at private recreation centers on the RMDP/SCP project site have been designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency**.**	Submit swimming pool heating design plans for County review and approval prior to issuance of building permit for private recreation center.	Prior to issuance of recreation center building permit(s)	Applicant	• LACDPW
RMDP/SCP-AEA-2-4: Prior to the issuance of residential building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County for review and approval, which demonstrate that each residence within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations shall be equipped with a minimum of one single-port electric vehicle (EV) charging station. Each charging station shall achieve a similar or better functionality as a Level 2 charging station. Additionally, prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall establish and fund a dedicated account for the provision of subsidies for the purchase of zero emission vehicles (ZEVs), as defined by	As to the charging stations, submit building design plan prior to issuance of residential building permits. As to the subsidies, the Project applicant or its designee shall submit proof of the establishment and funding of a dedicated account for the administration of the subsidies to the County prior to the issuance of	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CARB. The project applicant or its designee shall provide proof of the account's establishment and funding to Los Angeles County. The dedicated account shall be incrementally funded, for each village-level project, in an amount that equals the provision of a $1,000 subsidy per residence—on a first-come, first-served basis—for 65 percent of the village's total residences subject to application of Title 24, Part 6, of the California Code of Regulations.	the first building permit for the RMDP/SCP Project site. The dedicated account shall be funded incrementally, prior to the issuance of residential building permits for each village-level project in an amount that equals the provision of subsidies for 65 percent of the village's total residences. For purposes of the Entrada South Project there are a total of 1,574 residential dwelling units. Therefore, the Project applicant or its designee would have a $1,023,100 funding obligation [(1,574 units x 0.65) x ($1,000)], which equates to a funding obligation of $650 per dwelling unit. Prior to the issuance of residential building permits, the Project applicant or its designee			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	shall provide proof of payment in an amount that corresponds to the number of residential units being permitted at that time. The dedicated account shall be administered by the Project's Transportation Management Organization (see Mitigation Measure RMDP/SCP-2-6), which shall be responsible for marketing and promoting the availability of the purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event that the account is not depleted after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Organization or its equivalent management entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emissions reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each un-used subsidy shall equal 3.89 MT CO_2e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement. ~~An energy efficiency and design consultant is qualified to prepare a ZNE Report if the~~			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	~~consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.~~			
RMDP/SCP-AEA-2-5: Prior to the issuance of commercial building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County, which demonstrate that the parking areas for commercial buildings on the RMDP/SCP project site shall be equipped with electric vehicle (EV) charging stations that provide charging opportunities to 7.5 percent of the total number of required parking spaces. ("Commercial buildings" include retail, light industrial, office, hotel, and mixed-use buildings.) The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station. In the event that the installed charging stations use functionality/ technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall	Submit building design plan for County review and approval prior to issuance of commercial building permits.	Prior to issuance of commercial building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
be assumed to provide charging capabilities of 25 range miles per hour.				
RMDP/SCP-AEA-2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final AEA Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from project build out with oversight from Los Angeles County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by Los Angeles County when approving tentative subdivision maps for land developments that are part of the project. Accordingly, the TDM Plan identifies key implementation actions that are critical to the effectiveness of the VMT-reducing strategies, as well as timeline and phasing requirements, monitoring standards, and performance metrics and targets tailored to each of the strategies. In accordance with the TDM Plan, a non-profit Transportation Management Organization (TMO) or equivalent management entity shall be established to provide the services required, as applicable. *(The Valencia Transportation Demand Management Plan*	A copy of the Valencia TDM Plan is provided in **Appendix 5.9b** of the SEIR. Implementation of the TDM Plan shall proceed in accordance with the provisions outlined in the plan. Additionally, monitoring and implementation of the Valencia TDM Plan shall proceed in accordance with a village-level applicability supplement to the TDM Plan, which is provided in **Appendix 5.9c** of the SEIR. The Valencia TDM Plan includes the provision of subsidies for the purchase of neighborhood electric vehicles (NEVs) and electric bikes (E-Bikes). The Newhall Ranch Transportation Management Organization or equivalent management	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and above-referenced village-level applicability supplement, entitled Entrada South & Valencia Commerce Center: Transportation Demand Management Plan Evaluation, are provided in ***Appendices 5.9b*** *and* ***5.9c*** *of the SEIR, respectively.)*	entity shall be responsible for marketing and promoting the availability of the NEV and E-Bike purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event that the NEV and E-Bike subsidies are not fully utilized after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emission reductions. For purposes of calculating the			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	greenhouse gas emissions reductions required to demonstrate equivalency, each un-used NEV purchase subsidy shall equal 2.7 MT CO_2e reductions per year and each un-used E-Bike purchase subsidy shall equal 0.9 MT CO_2e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement.			
RMDP/SCP-AEA-2-7: Prior to the issuance of traffic signal permits, the project applicant or its designee shall work with Los Angeles County and the California Department of Transportation (Caltrans), as applicable, to facilitate traffic signal coordination along: • State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; • Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP Project site; • Magic Mountain Parkway from Long Canyon Road to	The Project applicant or its designee shall submit traffic signal plan(s) for County or Caltrans review and approval, as applicable, and/or pay applicable fees as needed for signal operations and timing adjustments to affected traffic signals prior to traffic signal permit	Prior to issuance of traffic signal permit(s)	Applicant	• LACDRP • Caltrans

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the Interstate 5 north-bound ramps; and, • Commerce Center Drive from Franklin Parkway to Magic Mountain Parkway. To effectuate the signal synchronization and specifically the operational and timing adjustments needed at affected traffic signals, the project applicant or its designee shall submit traffic signal plans for review and approval, and/or pay needed fees as determined by Los Angeles County or Caltrans, as applicable. A majority of the signals that will be synchronized will be new signals constructed/installed by the project**.** Thus, for these signals, the project will provide the necessary equipment at the signal controller cabinet, as well as within the new roadways themselves, to enable and facilitate synchronization**.** The project is responsible for paying 100 percent of the applicable fee amount for the signal synchronization work, with assurance that the necessary funding will be available to fully implement this measure.	issuance.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-2-8: Consistent with the parameters of the Newhall Ranch TDM Plan, the project applicant or its designee shall provide Los Angeles County with proof that funding has been provided for the purchase, operation and maintenance of zero emission school buses in furtherance of the school bus program identified in the project's TDM Plan. The proof of funding shall be demonstrated incrementally as the school bus program is paced to village-level occupancy and student enrollment levels. (The Newhall Ranch TDM Plan is now referred to as the Valencia TDM Plan.)	See Mitigation Measure RMDP/SCP-2-6, above. Provide the County with proof of payment per the standards established in the TDM Plan for the administration of the school bus program; the funding shall be made available incrementally as the school bus program is paced to village-level occupancy and associated student enrollment levels.	Per TDM Plan Phasing	Applicant	• LACDRP
RMDP/SCP-AEA-2-9: Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, the project applicant or its designee shall provide Los Angeles County with proof that it has provided a subsidy of $100,000 per bus for the replacement of up to 10 diesel or compressed natural gas transit buses with zero emission buses to the identified transit provider(s).	Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, provide the County with proof of establishment of an escrow account in the amount of $100,000, representing a subsidy for one zero emission transit bus for the benefit of the identified transit provider(s). The	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	escrow instructions shall document that the subsidies only can be used by the transit provider(s) exclusively for the purpose specified herein (i.e., the purchase of zero emission transit buses). The Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management entity, shall monitor the transit provider(s)'s utilization of the subsidies.			
RMDP/SCP-AEA-2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully mitigate the construction and vegetation change GHG emissions associated with each such grading permit (the "Incremental Construction GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the project applicant-submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6): Directly undertake or fund activities that reduce or	Prior to obtaining grading permits for development within the Entrada South Project Site, the incremental GHG emissions associated with such construction and vegetation change-related activities shall be offset. Compliance with this measure shall be	Prior to issuance of grading permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
sequester GHG emissions ("Direct Reduction Activities") and retire the associated "GHG Mitigation Credits" in a quantity equal to the Incremental Construction GHG Emissions. A "GHG Mitigation Credit" shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the estimated reduction or sequestration of one metric tonne of carbon dioxide equivalent that will be achieved by a Direct Reduction Activity that is not otherwise required (California Environmental Quality Act [CEQA] Guidelines Section 15126.4(c)(3)). An "Approved Registry" is an accredited carbon registry as defined by the GHG Reduction Plan; or–Obtain and retire "Carbon Offsets" in a quantity equal to the Incremental Construction GHG Emissions. "Carbon Offset" shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the past reduction or sequestration of one metric tonne of carbon dioxide equivalent achieved by a Direct Reduction Activity or any other GHG emission reduction project or activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)).	demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6). In the event that multiple village-level projects have shared improvements, as defined to include any type of utility, roadway and/or infrastructure improvement identified for the implementation of each project, the construction-related emissions for the shared improvements only shall be offset once and shall be the responsibility of the village-level project that occurs first in time from a grading permit issuance perspective.			
RMDP/SCP-AEA-2-11: Prior to the issuance of building permits for development within the RMDP/SCP project site, the project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program ("Retrofit Program"), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged	Prior to the issuance of building permits for development within the RMDP/SCP project site, the Project Applicant or its designee shall provide the County with	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
communities (as defined in the Retrofit Program). The project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets issued by an Approved Registry based on such Direct Reduction Activities in a quantity equal to the sum of the following (together, the "Retrofit Reduction Requirement") as included in Final AEA Appendix 13: • For the residential portion of a building permit application, the product of the planned number of residential units for the village-level project multiplied by 0.0377 $MTCO_2e$; • For the commercial portion of a building permit application, the product of the planned commercial development per thousand commercial square feet multiplied by 0.0215 $MTCO_2e$. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) Building retrofits covered by the Retrofit Program can include, but are not limited to: cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting (including, but not limited to, light bulb replacement), energy efficient appliances, energy efficient windows, pool covers, insulation, and water conservation measures. The Retrofit Program shall be implemented within the geographic area defined to include Los Angeles County and primarily within disadvantaged communities, as defined by the Retrofit Program, or in other areas accepted by the Los Angeles County Planning Director.	an attestation from an Approved Registry that the Project Applicant has retired a sufficient quantity of GHG Mitigation Credits or Carbon Offsets associated with Direct Reduction Activities to undertake or fund building retrofits in a quantity equal to the Retrofit Reduction Requirement. See Final AEA Appendix 6.			
RMDP/SCP-AEA-2-12: Prior to the issuance of the first building permit for the RMDP/SCP project site, the project	As part of implementation of the	Prior to issuance of building permit(s), as	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the project applicant or its designee shall provide Los Angeles County proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an electric vehicle charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an electric vehicle charging station for every 7,000 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) Off-site EV charging stations capable of servicing 2,036 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located within the	Mission Village project, the County has been provided with proof (e.g., illustrative photos) of installation of electric vehicle charging stations capable of servicing 20 off-site parking spaces prior to the issuance of the first building permit for the RMDP/SCP project site; therefore, this portion of the measure has been satisfied. Prior to issuance of the 30th residential building permit and each 30th residential building permit thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station. Prior to the issuance of a commercial building permit for 7,000 square feet and each additional 7,000 square feet	specified		

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
geographic area defined to include Los Angeles County**.** The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station.			
RMDP/SCP-AEA-2-13: In addition to Mitigation Measures 2-1 through 2-12, the project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration through the Direct Reduction Activities in coordination with an Approved Registry, such as the Climate Action Reserve. If these Direct Reduction Activities do not achieve the necessary amount of GHG reductions, the project applicant or its designee can obtain Carbon Offsets issued by an Approved Registry. Prior to issuing building permits for development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully offset the, project's remaining (i.e., post implementation of Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with each such building permit (the "Incremental Operational GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Newhall Ranch GHG Reduction Plan:	Prior to obtaining building permits for an incremental amount of development within the RMDP/SCP project site, the incremental operational GHG emissions over the 30-year Modified Project life associated with such building permits that must be offset (the "Incremental Operational GHG Emissions") will be equal to the sum of: (1) the number of proposed residential units covered by the applicable building permit multiplied by 108.89 MT CO_2e; and (2) every thousand square feet (TSF) of proposed	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Undertake or fund Direct Reduction Activities that are estimated to result in GHG Mitigation Credits, as described in the GHG Reduction Plan, and retire such GHG Mitigation Credits in a quantity equal to the Incremental Operational GHG Emissions; • Undertake or fund Direct Reduction Activities and retire the Carbon Offsets in a quantity equal to the Incremental Operational GHG Emissions; or • If necessary, as determined by the Los Angeles County Planning Director in accordance with the GHG Reduction Plan, to fully offset Incremental Operational GHG Emissions, the project applicant or its designee may purchase and retire Carbon Offsets that have been issued by an Approved Registry in a quantity equal to the Incremental Operational GHG Emissions. Compliance with Mitigation Measure (MM) 2-13 shall be demonstrated incrementally prior to obtaining building permits. The incremental Operational GHG Emissions shall be equal to the sum of (1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio." ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) GHG Residential Ratio and GHG Commercial Ratio shall mean the emissions ratios in $MTCO_2e$ set forth in the applicable CEQA analysis completed by the County of Los Angeles for a specific village-level project to ensure that the related GHG emissions are reduced to zero.	commercial development covered by the applicable building permit multiplied by 506.86 MT CO_2e. For example, to obtain a building permit for 75 residential units and 40,000 square feet of commercial development, the Incremental Operational GHG Emissions would be: 75 units x 108.89 MT CO_2e/unit + 40 TSF x 506.86 MT CO_2e/sq. ft. = 28,441 MT CO_2e. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6).			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Project Applicant–Proposed Supplemental Commitment In addition to the installation of EV charging stations required by Mitigation Measures 2-5 and 2-12, and although not required for the project to achieve net zero GHG emissions, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) parking space shall be served by an electric vehicle charging station for every 50 dwelling units, and one (1) parking space shall be served by an electric vehicle charging station for every 15,900 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) EV charging stations capable of servicing 1,010 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be	Prior to issuance of each additional 50th residential building permit, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. Prior to issuance of a commercial building permit for each additional 15,900 square feet, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. If installed on the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure	Prior to issuance of building permits, as specified	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located either on the project site or within the jurisdictional area of the Southern California Association of Governments**.** The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	RMDP/SCP-2-5. If installed off of the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-12. Because the parking spaces serviced by the electric vehicle charging stations provided by this measure are in addition to those required by Mitigation Measures RMDP/SCP-2-5 and RMDP/SCP-2-12, a tracking matrix shall be maintained to ensure that this measure's benefits are additive and that the requirements of each measure are independently satisfied.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
9. HAZARDS AND HAZARDOUS MATERIALS				
RMDP/SCP-PH-1: During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., "wildcat") wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below: • File Notice of Intent to re-abandon well; • Excavate and expose several feet of well casing; • Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure; • Install a wellhead and blow out prevention equipment; • Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR; • Place cement plugs of varying lengths as required by DOGGR; • All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; • Move out drill rig; • Cut off casing at least five feet below final finished grade;	Submit confirmation that required records were filed with CalGEM	Upon completion of work	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Weld a steel plate on top of the wellhead; • Backfill and compact excavation and clean up location; • Survey the center point of the buried well using GPS instrumentation; • Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and • Submit the re-abandonment record to DOGGR within 60 days upon completion of work. Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be incorporated into the final development plans for the Project, if applicable. *(Note that DOGGR is now referred to as the California Geologic Energy Management Division or CalGEM.)*				
RMDP/SCP-PH-4: All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines. *(This mitigation measure applies only to the elementary school potentially located in the central portion of the Entrada South Planning Area.)*	Submit school building plan	Prior to issuance of school building permit	Applicant	• LACDRP
RMDP/SCP-PH-6: All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of	Submit grading plans	Prior to issuance of grading permit(s) within any SoCalGas easement	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan. (*SCGC refers to the Southern California Gas Company, or SoCalGas. No structures are proposed within the SoCalGas easements along the southern boundary of the Entrada South Planning Area. Nonetheless, this measure applies to any SoCalGas pipeline relocation and nearby grading.)*				
RMDP/SCP-PH-8: To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities: • The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill. In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.	Provide confirmation of construction contract documentation	During grading/ construction	Applicant	• LACDRP
RMDP/SCP-PH-10: Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The	Submit Chemical Inventory; if required by LACFD, prepare and	During construction, prior to start of work by each contractor	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.	submit a Hazardous Materials Business Plan	necessitating chemical use		
RMDP/SCP-PH-11: In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, debris, or other features or materials that could present a threat to human health or the environment are discovered during construction, construction activities shall cease immediately until the affected area is evaluated by a qualified professional. A remediation plan shall be developed in consultation with the appropriate regulatory authorities and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan. The remediation action plan shall include the following: • Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater;	Submit documentation of Remedial Action Plan in the Applicant's annual MMRP compliance report, if a Remedial Action Plan is required	Prior to issuance of building permit(s) in areas where remediation is performed	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and • Removal of oil development equipment and debris. *(The remedial action plan for the Entrada South Planning Area is included as **Appendix 5.4e** of the SEIR.)*				
RMDP/SCP-PH-12: A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy	Document in log demonstrating compliance	Prior to issuance of building permit(s) in areas of impacted soils	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan will outline guidelines for the following: • Identifying impacted soil; • Assessing impacted soil; • Soil excavation; • Impacted soil storage; • Verification sampling; and • Impacted soil characterization and disposal. In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. (*The soil management plan for the Entrada South Planning Area is included as **Appendix 5.4e** of the SEIR.)*				
RMDP/SCP-PH-13: All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over, or within the vicinity of, the high-pressure gas mains.	Provide form of disclosure regarding SoCalGas transmission lines	Prior to occupancy	Applicant	• LACDRP
RMDP/SCP-PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards	Submit Wildfire Fuel Modification plan	Prior to issuance of building permit(s)	Applicant	• LACFD • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve. *(Construction period requirements (a) through (d) are superseded by ES/VCC-PDF-WF-1 listed below in Section 17, Wildfire.)*				
10. HYDROLOGY AND WATER QUALITY—WATER QUALITY				
RMDP/SCP-WQ-1: Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate);	Submit LID Plan	Prior to final tract map or issuance of any grading or building permit (whichever comes first)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 this EIS/SEIR. *(SUSMP requirements have been superseded by the requirements of the County's Low Impact Development [LID] Ordinance and LID Manual. The final SUSMP is now referred to as the LID Plan per the County LID Manual. Prior to the issuance of any rough grading or building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan will be prepared consistent with the terms and contents of the Water Quality Technical Report (**Appendix 5.6** of the SEIR), including applicable requirements in the MS4 Permit and LID Ordinance. The BMPs identified in the LID Plan will include, as applicable, but not be limited to, the BMPs set forth in Table 7.4.1-1 of the Water Quality Technical Report. The BMPs set forth in Table 7.4.1-1 therein supersede the PDFs set forth in Table 4.4-12 of the State-certified EIR.)*				
RMDP/SCP-WQ-2: Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the	Submit Landscape and Integrated Pest Management Plan	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Specific Plan, Entrada, and VCC Project that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. IPM is a strategy that focuses on long-term prevention or suppression of pest problems (i.e., insects, diseases and weeds) through a combination of techniques including: using pest-resistant plants; biological controls; cultural practices; habitat modification (Techniques 1–6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). The Landscape and Integrated Pest Management Plan will address the following components: 1. Pest identification. 2. Practices to prevent pest incidence and reduce pest buildup. 3. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. 4. Establishment of action thresholds that trigger control actions. 5. Pest control methods—cultural, mechanical, environmental, biological, and appropriate pesticides. 6. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling. 7. Pesticide management—safety (e.g., Material Safety Data Sheets, precautionary statements, protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
applicators must be certified by the California Department of Pesticide Regulation). (*Reference to Section 4.4 refers to the Water Quality Section of the State-certified EIR.)*				
11. NOISE				
ES/VCC-MM-NOI-1: For all construction-related activities, the Applicant shall implement the following: • The Applicant shall utilize construction equipment equipped with optimal exhaust muffler systems consistent with FHWA guidance to achieve a noise reduction of 10 dBA or more. • All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise due to worn or improperly maintained parts is generated consistent with FHWA guidance. • The Applicant shall utilize construction equipment that incorporates features to dampen metal surfaces and minimize metal-to-metal contact, consistent with FHWA guidance.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-2: When construction operations occur adjacent to off-site occupied residential uses, the construction contractor(s) shall: (1) locate stationary construction equipment as far away as feasible from nearby receptors; (2) prohibit the idling of construction equipment; (3) notify adjacent residences in advance of construction work; and (4) install temporary acoustic barriers or noise blankets around stationary construction noise sources. These barriers shall be made featuring	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
weather-protected, sound-absorptive material on the construction-activity side of the noise barrier and must be installed in a location that completely blocks line-of-sight between the construction noise source and adjacent sensitive receptors.				
ES/VCC-MM-NOI-4: Prior to the start of construction and maintained for the duration of construction, the Applicant shall clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. The superintendent shall ensure that all complaints received are logged noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.	Maintain log demonstrating compliance	Prior to the start of construction	Applicant	• LACDRP
12. PALEONTOLOGICAL RESOURCES				
RMDP/SCP-PR-1: A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. (a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of excavation are being fully monitored for the presence of paleontological resources. The number of required monitors shall be determined by Project's	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
monitoring paleontologist. (b) The older dissected Pleistocene formations have a moderate potential to yield paleontological resources and will require halftime monitoring during all grading activities by a qualified paleontologist(s). Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done at the end of each phase of grading. This reassessment of potential will be used to develop mitigation plans for future phases of development. If fossil production is lower than expected, the duration of the monitoring efforts should be reduced to less than continuous monitoring during all grading activities.				
RMDP/SCP-PR-2: The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-PR-3: Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.				
RMDP/SCP-PR-4: Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR, and is available for public review at the Los Angeles County Department of Regional Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.	Maintain log demonstrating compliance	Prior to grading	Applicant	• LACDRP
RMDP/SCP-PR-5: Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History (or similar institution). Most institutions are now requiring, as conditions for accepting the materials, that significant fossils be prepared, identified to a reasonable	Submit copy of curation agreement to LACDRP	Prior to grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
level, and catalogued before donation. Therefore, to meet these requirements, prior to the start of Project-related grading, an agreement shall be reached with a suitable scientific repository regarding acceptance of the fossil collection.				
RMDP/SCP-PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.	Maintain log demonstrating compliance	During grading/ following completion of grading	Applicant	• LACDRP
RMDP/SCP-PR-7: To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.	Submit final report regarding paleontological monitoring	Following completion of grading	Applicant	• LACDRP
13. PUBLIC SERVICES—SHERIFF PROTECTION AND SCHOOLS				
ES/VCC-PDF-PS-1: Any gated entrances to the Project Site subareas shall incorporate a Knox-Box entry system or equivalent.	Submit building plan(s) showing gate entry systems	Prior to installation of gates	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
ES/VCC-PDF-PS-2: The Project Applicant, its successors or designees shall notify the Los Angeles County Sheriff's Department and California Highway Patrol prior to any Project-related lane closures or other road construction and ensure emergency access remains clear and unobstructed.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-3: During construction, construction signs shall be posted with a reduced construction zone speed limit per guidance from the California Highway Patrol.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-4: Upon completion, the Applicant shall provide the Santa Clarita Valley Station Commander with a diagram of each portion of the Project Site, including building entries and access routes.	Submit as-built site plans with access routes	Upon completion of development within each planning area of the site	Applicant/ Residential and/or Commercial Developer(s)	• LACSD
ES/VCC-PDF-PS-5: Prior to commencement of construction, the Project Applicant shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize the potential for trespass, theft, and other unlawful activity.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-6: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District.	Provide verification of compliance from School District	Prior to building permit issuance	Applicant	• LACDPW
ES/VCC-PDF-PS-7: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.	Provide verification of compliance from School District	Prior to building permit issuance	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
ES/VCC-PDF-PS-9: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Saugus Union School District.	Provide verification of compliance from School District	Prior to building permit issuance	Applicant	• LACDPW
14. TRANSPORTATION/TRAFFIC				
ES/VCC-PDF-TR-1: Prior to any construction activities and/or issuance of required encroachment permits from the County of Los Angeles, the City of Santa Clarita, and/or Caltrans, a detailed Construction Traffic Management Plan shall be submitted to the relevant agency or agencies for review and approval, consistent with each agency's established codes and procedures. The Construction Traffic Management Plan shall include the following, as required by the applicable agency or agencies: • Provisions for traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag persons), as needed; • Scheduling construction activities to reduce the effect on traffic flow on arterial streets, including limiting construction worker arrivals immediately prior to opening hours at Six Flags Magic Mountain; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers on streets impacted by Project construction; • Detour signs, as needed; • Provisions to configure construction parking to minimize	Submit Construction Traffic Management Plan	Prior to construction and/or issuance of encroachment permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
traffic interference; • Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the roadway construction (mitigation) activities during all phases of construction activities; • Provisions to maintain emergency access at all times in the event temporary lane closures are necessary for the installation of utilities; and • With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas.				
RMDP/SCP-TR-5: The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, and 7 only.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW
RMDP/SCP-TR-7: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2 through 7.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW
RMDP/SCP-TR-8: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Via Princessa east of Santa Clarita Road by increasing the planned six-lane roadway to a six-lane roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, 4 and 5 only.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(As a clarification, Via Princessa, would be increased from a planned six-lane roadway to an eight-lane roadway. The Entrada South Project's fair share of the cost of this improvement is 0.3%.)				
15. TRIBAL CULTURAL RESOURCES				
Refer to Section 5, Cultural Resources, above.				
16. WILDFIRE				
ES/VCC-PDF-WF-1: Prior to any construction activities, a detailed Construction Fire Prevention Plan (CFPP) shall be prepared for the Modified Project and submitted to the Los Angeles County Fire Department (County Fire) for review and approval. The CFPP shall designate fire safety measures to reduce the possibility of fires during construction activities, including fire watch during hot works and heavy machinery activities (e.g., welding), spark arresters on all equipment, water supply via hose lines attached to hydrants, or a water tender pursuant to County Fire requirements, red flag period restrictions, and mandatory on-site fire resources. Employees would be presented with basic prevention fire training upon employment and the on-site safety officer and/or supervisor/foreman shall maintain documentation of training. Training shall include reviewing the Modified Project's Fire Protection Plan, and Occupation Safety and Health Administration (OSHA) Fire Protection and Prevention guidance on the proper response and notification of a fire and the use of fire extinguishing equipment. A site safety officer shall be responsible for the implementation of the CFPP, ensuring fire control equipment are maintained in good working conditions,	Submit Construction Fire Prevention Plan	Prior to commencement of construction	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
monitoring combustibles onsite, conducting fire safety surveys, posting fire rules in an area visible to employees, stopping work activities that pose a fire hazard or are not in compliance with the CFPP, and reporting all fire ignited on site to County Fire.				
ES/VCC-PDF-WF-2: Prior to bringing lumber or combustible materials related to building construction onto the Modified Project Site, site improvements within the active development area shall be in place, including utilities, operable fire hydrants, and an approved, temporary roadway surface and fuel modification zones shall be established. Combustible materials may be utilized on-site prior to stated site improvements as needed for providing the improvements (e.g., wood forms for cast-in-place concrete). The applicant shall submit site improvement plans to County Fire prior to the issuance of the building permits.	Submittal of site improvement plans	Prior to issuance of building permits	Applicant	• LACFD
ES/VCC-PDF-WF-3: All vegetation management with the Fuel Modification Zones (FMZs) and common areas shall be completed annually by May 1 of each year. Vegetation management may be completed more often for fire safety if determined necessary by County Fire. The Modified Project Homeowners' Association (HOA) or equivalent entity shall be responsible for the annual maintenance of all vegetation management within the FMZs in the common areas ensuring compliance with Los Angeles County Fire Department (County Fire) fuel modification guidelines. Property owners will be responsible for maintaining the Ember Resistant Zone (ERZ) and any fuel modification within their property. The annual maintenance would be managed and maintained	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
by the Modified Project HOA through a qualified contractor that shall be required to meet fire safety requirements regarding equipment, the timing of maintenance, and fire suppression capabilities. Maintenance activities would include but not be limited to removing dead and dying material, removing undesirable plant species, and conducting thinning activities to maintain adequate spacing requirements. The Modified Project HOA or similar entity shall be responsible for ensuring the long-term funding and ongoing compliance with all provisions of the FPP including, vegetation planting, fuel modification of the perimeter areas, vegetation management on all common areas including roadsides, and open space areas under their control (if not considered Entrada Spineflower Preserve). The Modified Project HOA shall be responsible for the implementation of the annual FMZ maintenance subject to ongoing enforcement by County Fire.				
ES/VCC-PDF-WF-4: By June 1 of each year, a third-party inspector shall be hired by the Modified Project HOA or equivalent entity to conduct an annual inspection of the Fuel Modification Zones (FMZs), including the Ember Resistant Zone (ERZ) and FMZs that are within private property. The inspector would evaluate the FMZs for compliance with regulations and that they are operating accordingly. The inspector shall notify the HOA of any non-compliant FMZs, recommend measures for remediation, and a timeframe for reinspection. The Modified Project HOA shall be responsible for the long-term funding of the inspections. An inspection report shall be submitted to County Fire each year documenting inspection results and compliance with County FMZ	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
requirements.				
ES/VCC-PDF-WF-5: The Modified Project residents and occupants shall be provided with ongoing education regarding wildfire, the FPP, and the Wildland Fire Evacuation Plan. The education program would support fire safety, evacuation practices, and fire safety features designed for the community. The Wildfire Education Program would provide target outreach to residents and occupants living in a fire risk area and would be a layered approach to maintaining high wildfire risk awareness that includes active and passive features. Contents of the educational program would be reviewed and approved by Los Angeles County Fire Department (County Fire) before printing and distribution. The Modified Project HOA or similar entity shall be responsible for the ongoing funding and maintenance of the wildfire education program. The educational program shall consist of the following: 1. Bi-annual email and mailers: Residents and occupants will be provided with bi-annual emails and mailers in April and in August. Mailers would be sent to each property address and property owners would receive digital copies. Property owners would be highly encouraged to share this information with tenants should they choose to rent their property. The mailers and emails would include information such as reminders about annual defensible space inspections, maintaining the Ember Resistant Zone (ERZ), how to prepare for wildfire season, evacuation information, and how to prevent wildfires. There would also be links to various resources on where to get trusted information such as County Fire, 211 LA County, and	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Ready LA County. 2. Website: There shall be a dedicated community website with more detailed information and resources about wildfire awareness and prevention. The website would serve as a centralized resource for the fire education program and include information from the FPP. The website will also have fire watch and red flag warning alerts, as well as information on restrictions during fire weather conditions. Residents will also be able to use the website to sign up for an annual residential defensible space inspection from the HOA Fire Committee. 3. Community workshops and webinars: Two times a year there shall be either in-person or virtual community workshops. The goal of the workshops would be to cover various fire topics more in-depth. For example, this could include having a County Fire representative come to meet the community, a workshop on how to make a go-bag, a workshop on how to make a residential evacuation plan, or how to maintain the home ignition zone. 4. New resident packet: All residents and new residents in the future shall also be presented with a wildfire awareness and safety package upon purchase or rental of a home. This would also be given to businesses as part of their employee training program. Within the package will be a memory stick with the evacuation plan, a list of fire protection features, information on the regional fire hazard, prohibited activities in fire risk areas, how to build a go-bag, and a list of agencies and resources for receiving trusted information.				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
5. Emergency alert campaign: Residents and businesses would be encouraged to sign up for Alert LA County. Alert LA County is the mass notification system for emergency alerts, weather alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies. The campaign shall occur annually and encourage residents to sign up for Alert La County. Reminders would also be sent out in the bi-annual mailers and emails, on the community website, in the workshops, and the new resident package. 6. Fire watch groups: Within the community, there shall also be volunteer fire watch groups. These would be residents or businesses who volunteer to participate in a fire watch group for the community. During red flag warning days, this group would be responsible for reminding businesses and residents of fire-safe practices and restrictions. During red flag warning days, the fire watch group would also maintain vigilance of potential fires and would be trained on procedures for alerting County Fire in the event of a fire. 7. HOA fire safety committee: The fire safety committee shall be responsible for overseeing the maintenance of community-wide fire protection features. Residents would be able to report fire hazards or hazardous fuel conditions to the HOA committee for remediation. The committee will be responsible for the coordination of the 3rd party Fuel Modification Zone (FMZ) inspections and the volunteer residential defensible space				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
inspections. The committee shall also be responsible for organizing and coordinating an annual education workshop on how to maintain the ERZ. The committee shall also be responsible for the creation and distribution of the educational program for the Modified Project. The committee would serve as a communication link between County Fire and the community.				
ES/VCC-PDF-WF-6: The Modified Project shall formally adopt, practice, and implement a "Ready!, Set!, Go!" approach to evacuation through the creation of a Wildland Fire Evacuation Plan (WFEP) for the Modified Project. The WFEP would be based on standard evacuation planning used by the Los Angeles County Office of Emergency Services and provide residents and occupants with potential egress route information and procedures. The WFEP would be provided to the Entrada South and VCC residents and commercial tenants and posted on the community website. The WFEP would be reviewed by residents at least annually through organized meetings and educational outreach by the HOA, Community Services District, or other means.	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP
RMDP/SCP- PH-7: All development of the Newhall Ranch Specific Plan site and the VCC and Entrada Planning Areas shall be in compliance with the provisions of Los Angeles County Code, Title 21, Chapter 21.24, for secondary evacuation access. (This mitigation measure would be achieved through compliance with the referenced County Code regulatory provisions, which establish secondary evacuation access standards. Because the Modified Project is required to	Submit plans indicating compliance	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
comply with the County Code provisions referenced in this measure, no further action on this measure is required.)				
RMDP/SCP- PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.	Submit Wildfire Fuel Modification Plan	Prior to issuance of building permits	Applicant	• LACFD • LACDRP

[a] *As indicated below, the Project Applicant will, as appropriate, maintain an implementation log to document compliance with various mitigation measures and PDFs identified in this MMRP. Results contained in the implementation log will be submitted to the County in the Project Applicant's annual report to the extent applicable. Depending on the nature of the measure, compliance may be documented in a single occurrence (i.e., once the action is completed) or on an ongoing or periodic basis, as appropriate, based on the specific requirements of each measure.*

Table 14
Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries

Trees	
red willow	*Salix laevigata*
arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii*
black cottonwood	*Populus balsamifera* ssp. *trichocarpa*
western sycamore	*Platanus racemosa*
Shrubs	
mulefat	*Baccharis salicifolia*
sandbar willow	*Salix exigua*
arrow weed	*Pluchea sericea*
Herbs	
mugwort	*Artemisia douglasiana*
western ragweed	*Ambrosia psilostachya*
cattail	*Typha latifolia*
bulrush	*Scirpus americanus*
prairie bulrush	*Scirpus maritimus*

This is a recommended list. Other species may be found suitable based on site conditions and state and federal permits.

Table 15
Additional RMDP/SCP BIO-22c Oak Tree Replacement Ratios

Trunk Diameter*	Mitigation Ratio
8–35	0.5:1
36+	2.5:1

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

Table 16
Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type

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

APPENDIX 2

MITIGATION MONITORING AND REPORTING PROGRAM— ACRONYMS, SHORTENED TERMS, AND ABBREVIATIONS

ACOE	Army Corps of Engineers
AEA	Additional Environmental Analysis
AG	Agriculture and Forest Resources
APLIC	Avian Power Line Interaction Committee
AQ	Air Quality
BACT	Best Available Control Technology
BIO	Biological Resources
BMP	Best Management Practices
Cal/OSHA	California Division of Occupational Safety and Health
CalGEM	California Geologic Energy Management Division
Cal-IPC	California Invasive Plant Council
Caltrans	California Department of Transportation
CAM	Cismontane alkali marsh
CARB	California Air Resources Board
CBC	California Building Code
CC&R	Covenants, Conditions, and Restrictions
CDFG	California Department of Fish and Game (became CDFW)
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife (formerly CDFG)

CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFPP	Construction Fire Prevention Plan
CGS	California Geological Survey
CHP	California Highway Patrol
CLAOTO	County of Los Angeles Oak Tree Ordinance
CMIP	Comprehensive Mitigation Implementation Plan
CNLM	Center for Natural Lands Management
Corps	Army Corps of Engineers
County Fire	Los Angeles County Fire Department
CR	Cultural Resources
CRHR	California Register of Historic Resources
CVN	Compliance Verification Notice
dbh	diameter at breast height
DOGGR	Department of Conservation, Division of Oil, Gas and Geothermal Resources (now CalGEM)
DPW	Department of Public Works
E-Bike	Electric Bike
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ERZ	Ember Resistant Zone
ES/VCC	Entrada South/Valencia Commerce Center
EV	Electric Vehicle
FHWA	Federal Highway Administration

FMZ	Fuel Modification Zone
FPP	Fire Prevention Plan
GEO	Geology and Soils
GHG	Greenhouse Gas
GPS	Global Positioning System
GRR	Geomorphology and Riparian Resources
HARC	Hybrid Assessment of Riparian Communities
HOA	Home Owners' Association
IPM	Integrated Pest Management
ITP	Incidental Take Permit
JPA	Joint Powers Authority
LACDAC	Los Angeles County Department of Arts and Culture
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LID	Low Impact Development
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
Modified Project	Project
MOU	Memorandum of Understanding
MTCO2e	Metric Tons Carbon Dioxide Equivalent
NEV	Neighborhood Electric Vehicle
NLMO	Natural Lands Management Organization

NOI	Noise
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OSHA	Occupation Safety and Health Administration
PDF	Project Design Feature
PH	Potentially Hazardous
PR	Paleontological Resources
PS	Public Services
Retrofit Program	Building Retrofit Program
RMDP/SCP	Resource Management and Development Plan and Spineflower Conservation Plan
RMP	Resource Management Plan
RMW	RMW Paleo Associates, Inc.
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SCGC	Southern California Gas Company
SCH	State Clearinghouse
SCP	Spineflower Conservation Plan
SEA	Significant Ecological Area
SEIR	Supplemental Environmental Impact Report
SMA	Special Management Area
SoCalGas	Southern California Gas Company
SOON	Surplus Off-Road Opt-In for NO_X
SP	Specific Plan

Spineflower Preserve	Spineflower Conservation Area
sq. ft.	square feet
SUSMP	Standard Urban Stormwater Mitigation Plan
SW	Jurisdictional Waters and Streams
SWPPP	Stormwater Pollution Prevention Plan
TDM	Transportation Demand Management
TMO	Transportation Management Organization
TR	Transportation/Traffic
TSF	Thousand Square Feet
USFWS	United States Fish and Wildlife Service
VCC	Valencia Commerce Center
VMT	Vehicle Miles Traveled
VR	Visual Resources
WEAP	Worker Environmental Awareness Program
WF	Wildfire
WFEP	Wildland Fire Evacuation Plan
WQ	Water Quality
ZEV	Zero Emission Vehicle
ZNE Report	Zero Net Energy Confirmation Report
ZNE	Zero Net Energy

Table 2
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
1. AESTHETICS, VIEWS, AND LIGHT AND GLARE				
RMDP/SCP-PDF-VR-1: During construction, temporary green screen construction fencing 6 feet tall shall be placed on-site adjacent to public roadways to screen much of the construction activity from view at street level.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-PDF-VR-2: During construction, all security lighting shall be properly shielded and projected downwards such that light is focused on construction equipment or materials and not on adjacent roadways or off-site areas.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-PDF-VR-3: Prior to issuance of a building permit, the Project Applicant shall submit Design Guidelines to the County of Los Angeles Department of Regional Planning. The Design Guidelines shall address such issues as site planning, architecture, walls and fencing, landscape design, lighting, signage, and general design themes for each of the major land use categories in the community. In particular, the Design Guidelines shall establish the following: • Major utility systems, including potable water, recycled water, wastewater, electricity, natural gas, and cable/internet, shall be placed underground. • Utility/service areas shall be treated (i.e., through the use of color, landscaping, screening, etc.) to minimize visual impact. • Rooftop equipment shall be screened from view from public streets. • Outdoor lighting within the Project Site shall be projected downwards to illuminate the intended surface	Submit Design Guidelines	Prior to issuance of first building permit	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and minimize light spillover and glare generation; and shall consist of low-intensity downlights or be equipped with louvers, shields, hoods, or other screening devices, as appropriate. • Only non-reflective or low-reflective building materials, or those treated with a standard non-reflective or low-reflective glazing, shall be used on building exteriors.				
VCC-PDF-VR-1:[b] Development of the proposed project will be in accordance with design concepts specified in CUP 87-360. Guidelines have been developed to preserve key views and open space. Significant ridgetop areas totaling nearly 300 acres will be permanently allocated as natural open space.	Approval of VTPM	Prior to approval of VTPM	Applicant	• LACDRP
VCC-PDF-VR-2: Over 40% of the site will be open space and include large areas of coastal sage scrub/chaparral vegetation, flood control channels, and the SCE easement.	Maintain log documenting compliance	Prior to issuance of first building permit	Applicant	• LACDRP
VCC-PDF-VR-3: Graded areas that are not developed will be replanted with drought tolerant, fire resistant native and non-native species.	Depict on landscape plans	Prior to landscape plan approval	Applicant	• LACDRP
VCC-PDF-VR-4: Temporarily removed riparian vegetation will be replaced, so that there is no net loss of habitat.	Depict on habitat restoration plan	Prior to issuance of first building permit	Applicant	• LACDRP
VCC-PDF-VR-10: The design concept for the proposed project employs architecture reflecting contemporary styles and materials. All roof equipment including heating, air conditioning and ventilation equipment, will be located or screened so as not to be visible from neighboring sites or adjacent streets.	Depict on building plans	Prior to issuance of building permit	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
VCC-PDF-VR-11: Landscaping will be used extensively to provide visual cohesiveness for the entire development, and to provide, where applicable, transitions between manmade features and native terrain.	Depict on landscape plans	Prior to landscape plan approval	Applicant	• LACDRP
VCC-PDF-VR-12: Outdoor lighting within the proposed project area will be placed and shielded so that it will not cause excessive glare or light spillage onto neighboring areas.	Depict on building plans	Prior to issuance of building permit	Applicant	• LACDRP
VCC-PDF-VR-18: The SCE Easement shall remain as shown on Exhibit B of the Conditional Use Permit, with the exception that (i) the Permittee shall construct a paved access road in accordance with SCE standards, and (ii) SCE may make changes to the easement areas which are beyond the control of the Permittee.	Depict on VTPM 18108	Prior to approval of VTPM 18108	Applicant	• LACDRP
RMDP/SCP-VR-1: Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	• LACDPW
RMDP/SCP-VR-2: Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	• LACDPW
2. AGRICULTURE AND FOREST RESOURCES				
RMDP/SCP-AG-1: In order to minimize the premature conversion of agricultural lands and to track that conversion, prior to issuance of the first grading permit in	Maintain log demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the Project area where agricultural soils are designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), the applicant or its designee shall prepare a phasing map to document the phased discontinuation of existing agricultural activities located within the Project area over the course of its development.				
RMDP/SCP-AG-2: Newhall Land shall dedicate a permanent agricultural conservation easement for 138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands.	Maintain log demonstrating compliance	In conjunction with the dedication of the Salt Creek conservation area	Applicant	• LACDRP
3. AIR QUALITY				
ES/VCC-PDF-AQ-1: During the Project's grading phase, 2010 or newer diesel haul trucks shall be used to transport on-site soil to the extent available.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-2: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. At a minimum, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for non-road diesel engines promulgated by the U.S. Environmental Protection Agency. In addition, all off-road diesel-powered construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB), provided those devices are commercially available and: (1) achieve the standards of the California Division of Occupational Safety and Health	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(also known as Cal/OSHA); (2) are consistent with the construction equipment warranty requirements; (3) are compatible with equipment specifications of the construction equipment manufacturer; and (4) do not otherwise interfere with the proper functioning of the construction equipment. Any BACT devices used shall achieve emissions reductions that are equal to or greater than a Level 3 diesel emissions control strategy for a similarly-sized engine, as defined by CARB regulations, provided that the devices are commercially available and satisfy the four requirements enumerated above.				
ES/VCC-PDF-AQ-3: During the Project's construction contract bidding phase, each construction contractor shall be provided with informational materials regarding the South Coast Air Quality Management District's Surplus Off-Road Opt-In for NO_X (SOON) Program.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-4: During the Project's construction phase, only street sweepers that are certified under Rule 1186 and Rule 1186.1 of the South Coast Air Quality Management District shall be used.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-5: During the Project's construction phase, electricity from on-site power poles shall be utilized where available (i.e., where accessible relative to the area of construction activity). In the event of an emergency or during a power outage, the use of generators shall be permissible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-6: The Project shall install high-efficiency public street and area lighting. Area lighting is defined to include any private common space lighting (e.g., within or along parks, sidewalks, and landscaping)	Submit building plans	Prior to issuance of building permits	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
that is not otherwise regulated by the California Building Energy Efficiency Standards (Title 24). For purposes of this measure, the Project also may use solar-powered lighting in lieu of high-efficiency lighting.				
ES/VCC-PDF-AQ-7: When residential appliances are offered by homebuilders, the Project shall install Energy Star appliances (specifically, clothes washers, clothes dryers, dish washers, fans, and refrigerators) in the single-family and multi-family residences.	Maintain log demonstrating compliance	During Construction	Applicant/ Residential Developer	• LACDPW
RMDP/SCP-AQ-3: Suspend the use of all construction equipment during first-stage smog alerts.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-4: Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-5: Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-6: Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-7: Use on-site electricity or alternative fuels rather than diesel powered or gasoline-powered generators, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-12a. Construction shall be planned in such a way as to minimize heavy construction activity involving the use of diesel-fueled construction equipment within 500 meters of an occupied residence to the extent	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
practical. Heavy construction activity that occurs within 500 meters of an occupied residence that involves the use of diesel-fueled construction equipment shall prohibit non-essential idling and shall utilize equipment certified to the Tier 2 or newer emission standard. Equipment shall be routed in such a way as to minimize travel within 500 meters of an occupied residence to the extent practical. *(This measure remains applicable to the VCC Planning Area; however, Tier 3 and Tier 4 is now required per Mitigation Measure ES/VCC-MM-AQ-2, which exceeds the requirements for Tier 2 equipment described in this measure.)*				
4. BIOLOGICAL RESOURCES				
RMDP/SCP-AEA-PDF-3-1: To avoid impacts on the unarmored threespine stickleback, as well as other sensitive fish in the Santa Clara River, no construction activities shall take place in the wetted channel of the Santa Clara River. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this PDF will also be applied to the wetted channel of Castaic Creek within the VCC Planning Area.)*	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County identifying where construction activities in Castaic Creek have occurred and demonstrating that such activities have not taken place in the wetted channel of the River.	Prior to construction	Applicant	• CDFW • LACDPW
RMDP/SCP-AEA-PDF-3-8: With respect to the temporary haul route bridges, all steel pile supports shall be installed and removed when the column and pile locations are outside of the wetted portion of the Santa	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County	Prior to construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Clara River and when there is a clear weather window as predicted by NOAA weather data. A clear weather forecast is defined for this project as a 40 percent or less chance of a 0.1 inch or greater precipitation event within the next 48 hours. Modular bridge decks, and all travel surface materials above the deck, shall be removed from the river prior to November 30 and shall not be installed until after May 1 of each year they are in use, consistent with NOAA weather data. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this PDF will also be applied to the wetted portion of Castaic Creek within the VCC Planning Area. To reflect hydrologic conditions specific to Castaic Creek, any modular bridge decks and travel surface materials shall not be installed until after April 1 of each year they are in use. To incorporate this design feature in the event a temporary at-grade crossing is used in lieu of a temporary haul route bridge, a functionally equivalent PDF, VCC-PDF-BIO-2, has been added to the MMRP for the Project.)*	confirming that such bridge construction activities adhere to this Project Design Feature.			
RMDP/SCP-AEA-PDF-3-11: All construction dewatering of seepage water, associated with bank stabilization shall be conducted in a manner that does not create a risk of fish stranding, either through draw down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic*	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.	Prior to construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Creek under certain conditions, this PDF will also be applied to bank stabilization construction within Castaic Creek in the VCC Planning Area.)				
RMDP/SCP-AEA-PDF-3-12: All long-term maintenance of project facilities on the Santa Clara River shall adhere to timing and work zone restrictions, specifically: (1) maintenance activities shall not take place in the wetted channel of the Santa Clara River; (2) maintenance, repair or replacement of bridge structures requiring access to the riverbed shall be restricted to the period from June 1 to September 30; (3) any dewatering necessary during any maintenance activities shall not create a risk of fish stranding, either through draw down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback, nor shall it involve direct removal of surface water from, or discharge to, the wetted channel of the Santa Clara River. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this PDF will also be applied to the wetted channel of Castaic Creek within the VCC Planning Area. However, item (2) is not applicable to the VCC Planning Area, as the Project will not construct any permanent bridge structure across the Santa Clara River or Castaic Creek that would require maintenance, repair, or replacement.)*	Applicant/LA County Dept. of Public Works shall prepare and submit maintenance activity reports to CDFW confirming that such bridge maintenance activities adhere to this Project Design Feature.	During bridge maintenance	Applicant	• CDFW • LACDPW
VCC-PDF-BIO-1: Within six months following completion of development within the VCC Planning Area, the Applicant shall offer a conservation easement (as defined	Offer Conservation Easement	During Operation	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in Civil Code Section 815.1) over preserved streambeds and riparian areas within Castaic Creek and Hasley Canyon that are subject to the California Department of Fish and Wildlife's jurisdiction under Fish and Game Code Sections 1602 et seq. to ensure those areas are maintained in an undeveloped, open space condition in perpetuity. The conservation easement shall be offered to a qualified natural lands management organization or other entity qualified to hold conservation easements under Civil Code Section 815.3.				
VCC-PDF-BIO-2: With respect to any at-grade temporary haul route crossing of Castaic Creek, such crossing shall be installed and removed when the crossing location is outside any wetted portion of Castaic Creek and when there is a clear weather window as predicted by NOAA weather data. A clear weather forecast is defined for this project as a 40 percent or less chance of a 0.1 inch or greater precipitation event within the next 48 hours. Upon removal of any at-grade crossing, the bed and banks of Castaic Creek shall be restored to pre-construction elevations and contours and revegetated with native vegetation cover. (*This design feature, addressing at-grade temporary haul route crossings, is functionally equivalent to RMDP/SCP-AEA-PDF-3-8, which applies to temporary haul route bridges.)*	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such ~~bridge~~ crossing construction activities adhere to this Project Design Feature.	Prior to construction	Applicant	• CDFW • LACDRP
SP-4.6-1: The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat.	Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 ensure compliance with	Prior to approval of revegetation plans	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly Endangered or Threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.	this measure by requiring mitigation plan approval, mitigation site approval and mitigation reporting. No additional reporting is required pursuant to this measure.			
SP-4.6-2: A qualified biologist shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and mitigation implementation reporting. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP
SP-4.6-3: Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or a U.S. Army Corps of Engineers Section 404 Permit, and shall include: • Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. • The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency.	measure.			
SP-4.6-4: The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparation, soil stockpiling, soil amendments, etc.), including the need for a supplemental irrigation system, if any.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-5: Restoration of riparian habitats within the River Corridor SMA shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the River Corridor SMA or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration of riparian habitat shall be listed on the approved project plant palette (Specific Plan Table 2.6-1, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting State and Federal agencies.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. The recommended plant species specified in Specific Plan Table 2.6-1 are superseded by the CDFW-approved plant species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14. No additional reporting is required pursuant to this	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure.			
SP-4.6-6: The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-7: The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-8: The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the River (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
federal agency.	measure.			
SP-4.6-9: Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	Mitigation Measure RMDP/SCP-BIO-12 ensures compliance with this measure by requiring reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	During Revegetation Activities	Applicant	• Corps • CDFW • LACDRP
SP-4.6-10: Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-11: Habitat enhancement as referred to in this document means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (e.g., grazing, roads, oil and natural gas operations, etc.) or have been invaded by non-native plant species such as giant cane (Arundo donax) and tamarisk (Tamarix sp.).	This measure provides a definition of "habitat enhancement" and does not impose any substantive requirements. No reporting is required	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	pursuant to this measure.			
SP-4.6-13: To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Specific Plan Table 2.6-1).	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). The recommended plant species specified in Specific Plan Table 2.6-1 are superseded by the CDFW-approved plant species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-14: Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid "natural" reestablishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-15: Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarix* sp.), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly Endangered or Threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. • Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-16: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	This measure applies only to the extent mitigation banking is conducted as part of Project activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No further	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	action or reporting is required pursuant to the measure.			
SP-4.6-26a: Two types of habitat restoration may occur in the High Country SMA: (1) riparian revegetation activities principally in Salt Creek Canyon; and (2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs. • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures 4.6-1 through -4.6-11 and 4.6-13 through 4.6-16, above. • Mitigation requirements for oak tree replacement are set forth in Mitigation Measure 4.6-48, below.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-22 ensure compliance with this measure by requiring mitigation plan approval and Oak Resource Management Plan approval (see note above). No further reporting is required pursuant to this measure.	Approval of Revegetation Plans	Landowner	• Corps • CDFW • LACDRP
SP-4.6-27: Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b) 4. Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No further reporting is required pursuant to this measure.	During Enhancement Activities	Landowner/CNLM	• CNLM • LACDRP
SP-4.6-28: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations	This measure applies only to the extent	Prior to Approval of Mitigation Banking	Applicant	• Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	mitigation banking is conducted as part of Project activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Program		• CDFW • LACDRP
SP-4.6-43: Suitable portions of Open Area may be used for mitigation of riparian, oak resources, or elderberry scrub. Mitigation activities within Open Area shall be subject to the following requirements, as applicable. • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking—Mitigation Measure 4.6-16.	To the extent the Project provides mitigation located in designated Open Area, measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 will ensure compliance with this measure by requiring mitigation plan approval, mitigation site approval and reporting of mitigation implementation. If mitigation banking is	During Mitigation	Manager of Open Area	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	conducted, measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.			
SP-4.6-47a: Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the Open Area land use designations, subject to the following requirements: • Mitigation banking activities for riparian habitats will be subject to State and Federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48, below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester	This measure applies only to the extent mitigation banking is conducted as part of Project activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-48: Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): • To mitigate the impacts to oak resources that may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance.	To the extent the Project provides oak resource mitigation located in designated Open Area or the High Country SMA, measures RMDP/SCP-BIO-22 (for oak trees) or RMDP/SCP-BIO-88 (for mainland cherry or black walnut trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Prior to Final Subdivision Map Recordation	Applicant	• LA County Forester
SP-4.6-55: Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent Federal and State agencies and	Compliance with the requirement to obtain permits will be	Prior to Grading	Applicant	• Corps • CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the Specific Plan shall conform to the specific provisions of said permits. Performance criteria shall include that described in Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27, 4.6-28, and 4.6-42 through 4.6-48 for other sensitive habitats. *(This measure applies to the VCC Planning Area except that the requirement for the Specific Plan to conform does not apply.)*	documented by providing copies of permits authorizing impacts to jurisdictional waters. Compliance with the performance criteria required by this measure will be ensured through Mitigation Measures RMDP/ SCP-BIO-1, RMDP/ SCP-BIO-3 and RMDP/ SCP-BIO-12, which require mitigation plan approval, mitigation site approval and reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.			• LACDRP
SP-4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Building Permit Plot Plan Review	Prior to Issuance of Building Permit(s)	Applicant	• LACDRP
SP-4.6-58: To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board. *(This measure applies to the VCC Planning Area, except*	Compliance with this measure will be documented by providing the County with copies of annual reports required by any	Prior to Issuance of Grading Permit(s)	Project Engineer	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
that the reference to the Specific Plan does not apply.)	Regional Board NPDES permit and/or waste discharge requirements obtained for the VCC Planning Area.			
SP-4.6-62: When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed.	Compliance with this measure will be documented by providing copies of any required approvals for changes to an approved oak tree permit.	Prior to Issuance of Grading Permit(s)	Applicant	• LA County Forester
SP-4.6-63: Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	As specified in Mitigation Measure BIO-1	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-1: Mitigation Measures SP-4.6-1 through SP-4.6-16 specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as	The mitigation plans required by this measure will be reviewed and approved by natural resource	Mitigation plan approval by Corps/CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (SP-4.6-1 through SP-4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see RMDP/SCP BIO-2). However, the CMIP does not identify mitigation actions specifically for impacts to waters of the United States. But since these waters are a subset of CDFG jurisdiction, the necessary Corps mitigation requirements would be met or exceeded.[c] Detailed riparian/wetland mitigation plans, in accordance with the CMIP, shall be submitted to, and are subject to the approval of, the Corps and CDFG as part of the subnotification letters for individual projects. Individual project submittals shall include applicable CMIP elements, complying with the requirements outlined below. The detailed wetlands mitigation plan shall specify, at a minimum, the following: (1) the location of mitigation sites; (2) site preparation, including grading, soils preparation, irrigation installation, (2a) the quantity (seed or nursery stock) and species of plants to be planted (all species to be native to region); (3) detailed procedures for creating additional vegetation communities; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/ restoration area; (6) a list of criteria by which to measure success of the mitigation sites (e.g., percent cover and richness of native species, percent survivorship, establishment of self-sustaining native of plantings, maximum allowable percent of non-native species);	agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(7) measures to exclude unauthorized entry into the creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. The detailed wetlands mitigation plans shall also classify the biological value (as "high," "moderate," or "low") of the vegetation communities to be disturbed as defined in these conditions, or may be based on an agency-approved method (e.g., Hybrid Assessment of Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under BIO-2 and BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and BIO-2 and BIO-10 describe the replacement ratios for the habitats that will be impacted. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: approval of mitigation plans will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. Newhall shall record a conservation easement or declaration of restrictive covenants, in a form approved by CDFW, over all areas within the RMDP identified in the CMIP as providing mitigation for Project impacts prior to Project ground-disturbing activities, if not already recorded pursuant to the State-certified EIR and related approvals.)*				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-2: The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by creating habitats of similar functions and values/services (see BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR) on the Project Site, or as allowed under Mitigation Measure BIO-10. a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the Mitigation Plan for Impacts to Waters of the United States included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (i.e., an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be	The mitigation ratios required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Prior to impacts within Corps jurisdiction. Following approval of detailed riparian/wetland mitigation plans	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts. These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b. b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the subnotification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below: If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio. If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 13. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
established and mature. If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 0.5:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.) If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.) Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the subnotification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria: If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance. If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed,				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).				
RMDP/SCP-BIO-3: Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to jurisdictional areas or in areas where bank stabilization would occur. Locations where the excavation of uplands for bank protection/stabilization results in creation of new, unvegetated creek bed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may occur at locations outside the riverbed where there are appropriate hydrologic conditions to create a self-sustaining riparian vegetation community and where upland and riparian vegetation community values are absent or very low. All sites shall contain suitable hydrological conditions and surrounding land uses to ensure a self-sustaining functioning riparian vegetation community. Candidate restoration sites shall be described in the annual mitigation status report (see BIO-12). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the subnotification letters submitted for individual projects. Status of the sites will be addressed through agency review of the annual mitigation status report and	The mitigation plans required by this measure will be reviewed and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation accounting form agency review. Each mitigation plan will include acreages, maps and site-specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: mitigation site approval will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. The mitigation accounting form referenced in the measure is not required.)*				
RMDP/SCP-BIO-4: Replacement vegetation communities shall be designed to replace the functions and values of the vegetation communities being removed. The replacement vegetation communities shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation communities (see Table 14 for example of recommended plant species for the River Corridor SMA and tributaries). In addition, the replacement vegetation communities shall be designed to replicate the density and structure of the affected vegetation communities once the replacement vegetation communities have met the mitigation success criteria. *(Table number corresponds to the numbering in the VCC Bio Report. **Table 14**, Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries, is provided on page 325 of this MMRP.)*	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/CDFW prior to jurisdictional impacts Until success criteria are met.	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-5: Average plant spacing shall be determined based on an analysis of vegetation communities to be replaced. The applicant shall develop plant spacing specifications for all riparian vegetation communities to be restored. Plant spacing specifications shall be reviewed and approved by the Corps and CDFG when restoration plans are submitted to the agencies as part of the subnotification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: restoration plans will be reviewed and approved when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)*	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/CDFW prior to jurisdictional impacts Until success criteria are met.	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-6: The revegetation site will be considered "complete" upon meeting all of the following success criteria. In a subnotification letter, the applicant may request modification of success criteria on a project by project basis. Acceptance of such request will be at the discretion of CDFG and the Corps. 1. Regardless of the date of initial planting, any restoration site must have been without active manipulation by irrigation, planting, or seeding for a minimum of three years prior to Agency consideration of successful completion. 2. The percent cover and species richness of native vegetation shall be evaluated based on local reference	The criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by	From plan implementation through Corps/CDFW acceptance as complete	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
sites established by CDFG and the Corps for the plant communities in the impacted areas. 3. Native shrubs and trees shall have at least 80% survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment. 4. Non-native species cover will be no more than 5% absolute cover through the term of the restoration. 5. Giant reed (Arundo donax), tamarisk (*Tamarix ramosissima*), perennial pepperweed (*Lepidium latifolium*), tree of heaven (*Ailanthus altissimus*), pampas grass (*Cortaderia selloana*) and any species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval. 6. Using the HARC assessment methodology, the compensatory mitigation site shall meet or exceed the baseline functional scores of the impact area in Corps' jurisdictional waters, as described in the Conceptual Mitigation Plan for Waters of the United States. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: modification of success criteria may occur when the Applicant obtain permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. In addition, the HARC assessment may be replaced by another agency-approved method.)*	submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-7: If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria provided for in BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy(ies) to meet success requirements. This may include restoration elsewhere in the River Corridor or tributaries.	Status of mitigation sites and any replanting required pursuant to this measure will be reported in the annual mitigation monitoring reports required by Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-8: Temporary irrigation shall be installed as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self sustaining regarding survivorship and growth. Irrigation shall be terminated in the fall to provide the least stress to plants.	Temporary irrigation will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	RMDP/SCP-BIO-12			
RMDP/SCP-BIO-9: In areas where invasive exotic plant species control is authorized by CDFG in lieu of other riparian habitat mitigation (BIO-2), removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.	If exotic plant control is performed as mitigation, it will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	Continuing for five years after initial treatment	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-10: The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final Environmental Impact Report, dated February 2006, or the applicant may propose alternative methods and procedures for Corps and CDFG review and approval. Exotic plant species control will be credited at an acreage equivalent to the	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual mitigation status report and mitigation accounting form. If "in lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the status of exotic vegetation treatment.	additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-12: An annual monitoring report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in BIO-6. This report shall include any required plans for plant spacing, locations of candidate restoration and weed control sites or proposed "in lieu fees," restoration methods, and vegetation community restoration performance standards. For active vegetation community creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation, bare areas, and exotic vegetation; an accounting of colonization by native plants; and photographs. The report shall also include the mitigation account form (see BIO-11), which outlines account information related to species planted or exotics control and mitigation credit remaining. The annual mitigation and monitoring report shall document the current	Compliance with this measure will be documented by submitting copies of the annual mitigation monitoring reports to the County.	By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing for the life of the permit or until all credits have been used up for individual projects and success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
functional capacity of the compensatory mitigation site using the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States. *(This mitigation measure applies to the VCC Planning Area with the following exceptions and/or changes: The functional assessment of the compensatory mitigation site may use a method other than the HARC assessment methodology, subject to the approval of the Corps and CDFW. The mitigation account form referenced in the measure is not required because the VCC Planning Area will not utilize or require any permits issued for the RMDP.)*				
RMDP/SCP-BIO-13: The mitigation program shall incorporate applicable principles in the interagency Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605–58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the Section 404 or Section 2081 Permit or Section 1605 agreement shall preclude the Applicant from selling mitigation credits to other parties wishing to use those permits or that agreement for a project and/or maintenance activity included in the permits/agreement.	This measure applies only if the applicant sells mitigation credits to other parties. If credits are sold, CDFW and/or the Corps will approve the accounting and administration procedures at the time of mitigation approval. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-15: All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the	Compliance with this measure will be documented through annual mitigation monitoring reports	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in BIO-6. In addition, the growth and survival of the planted trees shall be monitored until they meet the self sustaining success criteria in accordance with the methods and reporting procedures specified in BIO-6, BIO-11, and BIO-12. *(This mitigation measure applies to the VCC Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with RMDP/SCP-BIO-11 is not required, because the VCC Planning Area will not utilize or require any permits issued for the RMDP.)*	submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-16: Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored on the Project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top six- to 12-inch-deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the Project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the Project biologist to be	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
inadequate for successful habitat establishment, the site shall be revegetated in accordance with the methods designed for permanent impacts (i.e., seeding, container plants, and/or a temporary irrigation system may be recommended). This will help ensure the success of mitigation areas. The Applicant shall restore the temporary construction area per the success criteria and ratios described in BIO-1, BIO-2, and BIO-6. Annual monitoring reports on the status of the recovery or temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (BIO-11 and BIO-12). *(This mitigation measure applies to the VCC Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with Mitigation Measure RMDP/SCP-BIO-11 is not required, because the VCC Planning Area will not utilize or require any permits issued for the RMDP.)*				
RMDP/SCP-BIO-17: Focused surveys for arroyo toad shall be conducted. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for arroyo toad. The applicant shall contract with a qualified biologist to conduct focused surveys for arroyo toad. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and the Corps. The applicant	Compliance with the measure will be documented through pre-construction survey reports and, if applicable, construction monitoring reports submitted to CDFW.	Prior to and throughout construction of specified structures.	Applicant	• CDFW • USFWS • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall implement measures required by the USFWS Biological Opinion that either supplement or supersede these measures. If arroyo toads are determined to be present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG: 1. The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad. 2. Prior to the onset of construction activities, the applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information: a. A detailed description of the arroyo toad, including color photographs; b. The protection the arroyo toad receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the arroyo toad and other species during construction activities associated with the				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

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

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any arroyo toads from within the fenced area to suitable habitat outside of the fence. If arroyo toads are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude arroyo toads will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG. 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of arroyo toads may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the applicant in scheduling its work activities accordingly. 10. If arroyo toads are found within an area that has been fenced to exclude arroyo toads, activities will cease until the authorized biologist moves the arroyo toads. 11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. 12. Any arroyo toads found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas designated for this purpose. All staging areas will be fenced within potential toad habitat. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times. 16. Drift fence/pitfall trap surveys will be implemented in toad sensitive areas prior to construction in an effort to reduce potential mortality to this species. Prior to any construction activities in the Project area, silt				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
fence shall be installed completely around the proposed work area and a qualified biologist should conduct a preconstruction/clearance survey of the work area for arroyo toads. Any toads found in the work area should be relocated to suitable habitat. The silt fence shall be maintained for the duration of the work activity. 17. The applicant shall restrict work to daylight hours, except during an emergency, in order to avoid nighttime activities when arroyo toads may be present on the access road. Traffic speed should be maintained at 15 mph or less in the work area. *(As written, this measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To protect resources that may have the potential to occur within Castaic Creek under certain conditions, this measure also applies to VCC Planning Area activities within Castaic Creek, with the following exceptions and/or changes: The USFWS Biological Opinion for the RMDP does not apply to the VCC Planning Area, but if the USFWS issues a biological opinion or other approval for the VCC Planning Area that addresses arroyo toad, the applicant shall implement any measures from such biological opinion or approval that either supplement or supersede this measure.)*				
RMDP/SCP-BIO-18: Conduct focused surveys for California red-legged frogs. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet	Compliance with the measure will be documented through pre-construction survey reports and, if applicable, construction	Prior to and throughout construction of specified structures.	Applicant/Qualified Biologist	• CDFW • USFWS • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
of construction sites and access roads shall be surveyed at the appropriate season for California red-legged frogs. The Applicant shall contract with a qualified biologist to conduct focused surveys for California red-legged frogs. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the Applicant provides concurrence from the USFWS to CDFG and Corps. If present, the Applicant shall implement measures required by the USFWS Biological Opinion for California red-legged frog that either supplement or supersede these measures. If present, the Applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG: 1. The Applicant shall retain a qualified biologist with demonstrated expertise with California red-legged frogs to monitor all construction activities in potential red-legged frog habitat and assist the Applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of California red-legged frogs. 2. Prior to the onset of construction activities, the Applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information: a. A detailed description of the California red-legged	monitoring reports submitted to CDFW.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
frogs, including color photographs; b. The protection the California red-legged frog receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the California red-legged frogs and other species during construction activities associated with the proposed Project; and d. A point of contact if California red-legged frogs are observed. 3. All trash that may attract predators of the California red-legged frogs will be removed from work sites or completely secured at the end of each work day. 4. Prior to the onset of any construction activities, the Applicant shall meet on-site with staff from the USFWS and the authorized biologist. The Applicant shall provide information on the general location of construction activities within habitat of the California red-legged frogs and the actions taken to reduce impacts to this species. Because California red-legged frogs may occur in various locations during different seasons of the year, the Applicant, USFWS, and authorized biologist will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on California red-legged frogs. The goal of this effort is to reduce the level of mortality of California red-legged frogs during construction.				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
5. Work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any California red-legged frogs from within the fenced area to suitable habitat outside of the fence. If California red-legged frogs are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude California red-legged frogs will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG. 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of California red-legged frogs may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the Applicant in scheduling its work activities accordingly. 10. If California red-legged frogs are found within an area that has been fenced to exclude California red-legged				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
frogs, activities will cease until the authorized biologist moves the California red-legged frog(s). 11. If California red-legged frogs are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the California red-legged frogs. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. 12. Any California red-legged frogs found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, access to deep perennial pools, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas, if possible, designated for this purpose. All staging areas will be fenced. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times. *(As written, this measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To protect resources that may have the potential to occur within Castaic Creek under certain conditions, this measure also applies to VCC Planning Area activities within Castaic Creek, with the following exceptions and/or changes: The USFWS Biological Opinion for the RMDP does not apply to the VCC Planning Area, but if the USFWS issues a biological opinion or other approval for the VCC Planning Area that addresses California red-legged frog, the applicant shall implement any measures from such biological opinion or approval that either supplement or supersede this measure.)*				
RMDP/SCP-BIO-20: Approximately 1,900 acres of coastal scrub shall be preserved on The Project Site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (BIO-1) using a "rough step" land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to	The 66.5 acres of coastal scrub required to be preserved by this measure may be preserved initially through a stand-alone offer of dedication or as part of a larger offer of dedication that includes lands preserved to offset RMDP impacts.	Upon recordation of tract map, unless previously recorded as part of another Newhall Ranch RMDP/SCP-related project or land dedication	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to BIO-21 will be implemented for coastal scrub restoration. *(This mitigation measure applies to the VCC Planning Area, with the following exceptions and/or changes: approximately 66.5 acres of coastal scrub shall be preserved on lands identified in the CMIP to offset impacts to coastal scrub associated with the VCC Planning Area. The preserved lands may include areas of the VCC Planning Area not subject to development, if identified in the CMIP as appropriate.)*				
RMDP/SCP-BIO-21: Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to BIO-20. Eight areas were identified in the Draft Newhall Ranch Mitigation Feasibility Report in the High Country SMA, Salt Creek area, and River Corridor SMA (Dudek 2007A) for coastal scrub restoration. In the event that coastal scrub restoration is required pursuant to BIO-20, the applicant shall develop a Coastal Scrub Restoration Plan, subject to the approval of CDFG. The plan shall specify, at a minimum, the following: (1) the location of mitigation sites to be selected from suitable mitigation land in the High Country and Salt Creek areas identified in the Feasibility Study; (2) a description of "target" vegetation (native shrubland) to include estimated cover and abundance of native shrubs; (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non native plants (e.g.,	If coastal scrub restoration is required pursuant to Mitigation Measure RMDP/ SCP-BIO-20 for all or part of the 66.5 acres of coastal scrub preserved as mitigation for VCC Planning Area impacts, the Coastal Scrub Restoration Plan and annual reports required by this measure will be submitted to CDFW. If coastal scrub restoration is not required pursuant to Mitigation Measure RMDP/SCP-BIO-20, no further action will be	Beginning five years after dedication, if functional value of burned habitat has not recovered by that time, and continuing until success criteria are met.	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (e.g., seed, potted nursery stock, etc. collected from within five miles of the restoration site), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/ restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when: (1) percent cover and species richness of native species reach 50% of cover and species richness at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning. Monitoring reports will describe all restoration/ enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe vegetation survival or establishment in quantitative terms.	required pursuant to this measure.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-22: a. Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (BIO-22b) and the additional measures required by this EIS/EIR (BIO-2 for woodlands in jurisdictional streambeds and BIO-22c and BIO-22d for upland areas). The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a description of proposed cover and number of native trees, shrubs, and grasses per acre to be established. This description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation	The Oak Resource Management Plan required by this measure has been prepared and approved by CDFW and the County of Los Angeles. No further action is required regarding the Plan. The applicant will implement oak tree mitigation as required by the Plan and this measure to offset impacts to oak trees within the VCC Planning Area.	Prior to final map recordation	Applicant	• LACDRP • CDFW • LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, *etc.*; (8) a schedule and action plan to maintain and monitor the enhancement/ restoration areas to include, at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in BIO-22b and BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat improvement/restoration efforts do not meet the success criteria stated in the plan.				
b. To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as “any oak tree measuring 36 inches or more in diameter”) will be replaced at a ratio of 10:1. Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the following standards: 1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester. 2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality occurs within that period. 3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to the standards outlined herein. 4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met. c. In addition to the CLAOTO requirements (BIO-22b), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above. Additional replacement ratios are provided in Table 15. d. Newhall will mitigate lost oak woodlands occurring on				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
upland sites (i.e., outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage. For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site. The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (BIO-22b). General performance standards for woodland creation or enhancement sites include the following: 1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
evaluation for successful completion. 2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan. 3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the "target" woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in Table 16. 4. Non-native grass cover shall not exceed the "target" woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined. *(Table number corresponds to the numbering in the VCC Bio Report.* [**Table 15**, Additional BIO-22c Oak Tree Replacement Ratios, and **Table 16**, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, are provided on page 326 of this MMRP.])				
RMDP/SCP-BIO-23: A final Spineflower Conservation Plan (SCP) shall be adopted and implemented after approval by CDFG, including the permanent dedication of	CDFW approval and adoption of the SCP and permanent protection of	Prior to spineflower impact on-site resulting from Project	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
preserves (see draft in Appendix 1.0). The proposed spineflower preserve areas shall be offered to CDFG as a permanent conservation easement within one year after issuance of the requested 2081 Permit to ensure long term protection. The conservation easement shall be to CDFG and contain appropriate funding and restrictions to help ensure that the spineflower preserve lands are protected in perpetuity. *(This measure applies to the VCC Planning Area without change in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	the spineflower preserves, have been completed. Reporting requirements of the SCP and associated permits will ensure implementation of SCP requirements associated with take of spineflower within the VCC Planning Area. No additional reporting is required pursuant to this measure.	activities until management responsibility transferred to NLMO		
RMDP/SCP-BIO-24: The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/ NLMO(s) for approval by CDFG. Newhall Land will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	Reporting requirements of the SCP and associated permits will ensure funding and management of the spineflower preserves in accordance with the SCP. No additional reporting is required pursuant to this measure.	In conjunction with the Compliance Verification Notice (CVN) reviewed and approved by CDFW	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-25: Disturbed portions (i.e., agricultural lands, disturbed lands, and developed lands) of the spineflower preserves, including buffers, will be restored	Reporting requirements of the SCP and associated permits will	In conjunction with the CVN reviewed and approved by	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
through revegetation with native plant communities. In summary, areas that have greater than 30% relative cover by weeds will be restored to have relative cover comparable to that of existing occupied spineflower habitat. Habitat restoration and enhancement plans (including restoration plans) for areas within the preserves shall be prepared at the direction of the preserve manager by a qualified biologist and submitted to the County and CDFG for approval prior to implementation. In addition, Cal IPC List A and B plants that are present within the spineflower preserve will be controlled. Restoration and enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	ensure restoration and enhancement of disturbed areas in the spineflower preserves in accordance with the SCP. No additional reporting is required pursuant to this measure.	CDFW		
RMDP/SCP-BIO-26: In the event that a spineflower preserve, or buffer, or a portion of a spineflower preserve, or buffer burns in a wildfire or suffers from mass movements (e.g., landslides, slope sloughing, or other geologic events), the spineflower preserve manager and Newhall Land shall promptly review the site and determine what action, if any, should be taken. The primary anticipated post fire spineflower preserve management activity involves monitoring the site and controlling annual weeds that may invade burned areas following a fire event, especially when such weeds (that were not previously present or not present in similar	Reporting requirements of the SCP and associated permits will ensure appropriate management action in response to any wildfire or mass earth movement in spineflower preserves in accordance with the SCP. No additional reporting is required	In conjunction with the CVN reviewed and approved by CDFW	Applicant	• CDFW • LACFD • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
densities) exceed the 30% maximum threshold (see BIO-25). If fire control lines or other forms of bulldozer damage occur in the spineflower preserves, these areas will be repaired and revegetated to pre burn conditions or better. An emergency fire response plan will be prepared (in accordance with Mitigation Measure SP-4.6-72) prior to the establishment of the spineflower preserves and approved by CDFG and Los Angeles County Fire Department. The preserve manager will contact the LACFD at least once every five years to review the plan and consult with them on implementation of the plan. The same methods will be applied to mass movement, landslide, or slope sloughing types of events. This measure shall be implemented in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	pursuant to this measure.			
RMDP/SCP-BIO-35: All portions of the spineflower preserves shall be closed, with the exception of pre identified existing dirt roads and utility easements. The pre identified existing dirt roads and utility easement access roads shall function as access routes for the spineflower preserve manager, spineflower preserve maintenance personnel, utility personnel, and emergency services vehicles only (e.g., police, fire, and medical). No other vehicle or foot traffic, including nature or recreational trails, will be permitted in the preserve, including the buffer. The dirt roads shall be gated and locked at the	Reporting requirements of the SCP and associated permits will ensure access to the preserves is restricted in accordance with the SCP and this measure. No additional reporting is required pursuant to this measure.	Prior to issuance of first certificate of occupancy	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
outside edges of the buffer zone. Signs discouraging unauthorized access shall be posted. The only persons or entities issued gate keys shall be the spineflower preserve managers and their employees, easement holding utility companies, emergency services, Newhall Land, and CDFG. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*				
RMDP/SCP-BIO-36: Fencing shall be installed along the outside edge of the spineflower preserve and buffer areas adjacent to proposed developments, parks, golf courses, or other "active land uses" to prevent unauthorized access. Specific areas that are adequately protected by steep terrain (1.5:1 or steeper) and/or dense vegetation may not require fencing but would require signage. The determination of the need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors. Fencing must extend a minimum of four feet above grade and include wood doweled split rail fencing, exterior grade	Reporting requirements of the SCP and associated permits will ensure permanent fencing is installed along preserve boundaries in accordance with the SCP and this measure. No additional reporting is required pursuant to this measure.	Prior to issuance of first certificate of occupancy	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
heavy duty vinyl three railed fencing, three strand non barbed wire, or similar. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*				
RMDP/SCP-BIO-37: Outdoor all weather signs measuring approximately 12 by 16 inches shall be posted on all spineflower preserve access gates and along spineflower preserve fencing at approximately 800 feet on center, except adjacent to road crossings, where signs will be posted. The placement will take topography into account, emphasizing placement on ridgelines where signs will be visible to emergency fire personnel and others. Signs shall state in English and Spanish that the area is a biological preserve that hosts a state listed endangered and federal candidate plant species and that trespassing is prohibited (in accordance Mitigation Measure SP-4.6 68). Signs shall indicate that fuel modification and management work is not allowed within the spineflower preserve (including buffer areas). The signage shall state that people who do not abide by these rules or who damage the protected species will be subject to prosecution, including fines and/or imprisonment. All signage shall include emergency contact information and shall be reviewed and approved by the spineflower preserve manager or qualified biologist. *(This mitigation measure applies to the VCC Planning*	Reporting requirements of the SCP and associated permits will ensure signage is installed along preserve boundaries in accordance with the SCP and this measure. No additional reporting is required pursuant to this measure.	Prior to issuance of first certificate of occupancy	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Area in regard to preserve management requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)				
RMDP/SCP-BIO-40: The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007c) shall be revised and submitted to CDFG for review and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant or its designee. The revised plan will demonstrate the feasibility of enhancing or restoring slender mariposa lily habitat in selected areas to be managed as natural open space (i.e., the Salt Creek area or High Country SMA, spineflower preserves, or River Corridor SMA) without conflicting with other resource management objectives. Habitat replacement/ enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted). The revised plan will describe habitat improvement/ restoration measures to be completed prior to introducing slender mariposa lily. Habitat improvement/ restoration will be based on native occupied slender mariposa lily habitat. The revised plan will specify: (1) the location of mitigation sites (may be selected from among 559 acres of suitable mitigation land in the High Country SMA and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007a); (2) a description of "target" vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved);	Revision and approval of the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan has been completed. Implementation of the Plan is documented in the annual monitoring reports prepared and submitted to CDFW pursuant to the measure. No additional reporting is required pursuant to this measure.	Prior to ground disturbance to occupied habitat	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/ restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50% of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site. The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant,				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
similar slope exposures, and no more than 500 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection guidelines (i.e., MOU for rare plant seed collection). No bulbs will be translocated into areas within 300 feet of proposed or existing development. Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for seeded sites). Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning for slender mariposa lily. Monitoring reports will describe all restoration/ enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe mariposa lily survival or establishment in quantitative terms. A minimum of 133 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundaries. Of these 133 acres, approximately 103 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundary in the High Country SMA and Salt Creek area, and two acres occur within the River Corridor SMA and/or proposed spineflower preserves. Additional cumulative occupied area will be conserved and managed in the San Martinez				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Grande Canyon area at a 1:1 ratio (acres conserved and managed to acres impacted) based on impacts to cumulative occupied area within the Entrada planning area, as a means to ensure regional biodiversity of the species. Up to an additional 28 acres of slender mariposa lily cumulative occupied area can be conserved and managed in the San Martinez Grande Canyon area for this purpose., as a means to ensure regional biodiversity of the species.				
RMDP/SCP-BIO-41: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger. If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers	Submittal of pre-construction survey reports and construction monitoring and/or relocation reports, as applicable	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.				
RMDP/SCP-BIO-42: All oaks that will not be removed that are regulated under CLAOTO with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (i.e., the area at least 15 feet from the trunk or five feet beyond the drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the Project arborist or qualified biologist confirms the health of preserved trees.	Submittal of construction monitoring reports	Prior to and during clearing and grading	Applicant	• LACDRP
RMDP/SCP-BIO-43: Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities that result in any disturbance to the banks or wetted channel, aquatic habitats within construction sites and access roads, as well as all aquatic habitats within 300 feet of construction sites and access roads, shall be surveyed by a qualified biologist for the presence of the unarmored threespine stickleback, arroyo chub, and Santa Ana sucker. The Corps and CDFG shall be notified at least 14 days prior to the survey and shall have the option of attending. The biologist shall file a written report of the survey with both agencies within 14 days of the	Compliance with this measure will be documented through submittal of pre-construction survey reports to CDFW.	Prior to construction of specified structures	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
survey and no later than 10 days prior to any construction work in the riverbed. If there is evidence that fish spawn has occurred in the survey area, then surveys shall cease unless otherwise authorized by USFWS. If surveys determine that gravid fish are present, that spawning has recently occurred, or that juvenile fish are present in the proposed construction areas, all activities within aquatic habitat will be suspended. Construction within aquatic habitats shall only occur when it is determined that juvenile fish are not present within the Project area. (*As written, this mitigation measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to the identified fish species that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to Castaic Creek within the VCC Planning Area. However, to the extent this measure conflicts with PDFs RMDP/SCP-AEA-PDF-3-1, 3-8, or 3-11 or applicable requirements of mitigation measures RMDP/ SCP-AEA-3-1 through 3-3, and VCC-MM-BIO-1, or with requirements imposed on the VCC Planning Area by CDFW or any other regulatory agency with jurisdiction over the VCC Planning Area, the latter shall control over this measure.)*				
RMDP/SCP-BIO-45: **a. Stream diversion bypass channels:** Stream diversion bypass channels will be constructed when the active wetted channel is within the work zone. Diversion bypass channels will be built in accordance with BIO-44 and in consultation with	Compliance with this measure would be documented through records of consultation with CDFW and/or USFWS, if required, and construction monitoring	Prior to the start of creek crossing or bridge construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CDFG/USFWS. Equipment shall not be operated in areas of ponded or flowing water unless authorized by CDFG/USFWS. The diversion channel shall be of a width and depth comparable to the natural river channel. In all cases where flowing water is diverted from a segment of the stream channel, the bypass channel will be constructed prior to the diversion of the active stream. The bypass channel will be constructed prior to diverting the stream, beginning in the downstream area and continuing in an upstream direction. Where feasible and in consultation with CDFG/USFWS, the configuration of the diversion channel will be curved (sinuous) with multiple sets of obstructions (i.e., boulders, large logs, or other CDFG/USFWS-approved materials) placed in the channel at the point of each curve (i.e., on alternating sides of the channel). If emergent aquatic vegetation is present in the original channel, the applicant will transplant suitable vegetation into the diversion channel and on the banks prior to or at the time of the water diversion. A qualified restoration ecologist will supervise the construction of the diversion channels on site. The integrity of the channel and diversion shall be maintained throughout the intended diversion period. Channel bank or barrier construction shall be adequate to prevent seepage into or from the work area. Construction of diversion channels shall not occur if surveys determine that gravid fish are present, spawning has recently occurred, or juvenile fish are present in the proposed construction areas.	reports submitted to CDFW.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
At the conclusion of the diversion, either at the commencement of the winter season, or the completion of construction, the applicant will coordinate with CDFG/USFWS to determine if the diversion should be left in place or the stream returned to the original channel. If CDFG/USFWS determine the stream should be diverted to the original channel, the original channel will be modified prior to re-diversion (i.e., while dry) to construct curves (sinuosity) into that channel, including the placement of obstructions (i.e., boulders, large logs, or other CDFG/USFWS-approved materials). The original channel will be replanted with emergent vegetation as the diversion channel was planted. If the diversion channel is abandoned, the boulders will remain in place.				
b. Dewatering:				
Construction dewatering in close proximity to stream flow shall implement the following:				
– Assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of influence (radius of draw down).				
– Assess surface water elevations upstream, adjacent to, and downstream of the extraction points, to assess any critical flow regimes susceptible to excessive draw down and therefore fish stranding issues.				
– Assess surface water elevations downstream of the discharge locations (if discharge is proposed to the				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
flowing stream) to assess any flow regimes and overbank areas that may be susceptible to flooding and therefore fish stranding at the cessation of discharge. Discharge locations shall also be assessed for potential channel bed erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. – The information above shall be summarized and provided in a plan approved by CDFG and Corps. – Fish shall be excluded from any artificial flowing channels from dewatering discharge. Methods to ensure separation may include, but are not limited to: block netting at the confluence; creation of a physical drop greater than four inches at the confluence; or maintaining a velocity range unsuitable for fish passage, such as a berm at the confluence with small diameter pipes for discharge. (*As written, this mitigation measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to special-status fish species that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to Castaic Creek within the VCC Planning Area. However, to the extent this measure conflicts with PDFs RMDP/SCP-AEA-PDF-3-1, 3-8, or 3-11 or applicable requirements of mitigation measures RMDP/ SCP-AEA-3-1 through 3-3, and VCC-MM-BIO-1, or with requirements imposed on the VCC Planning Area by CDFW or any other regulatory agency with jurisdiction over the VCC Planning Area, the latter shall control over*				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
this measure.)				
RMDP/SCP-BIO-48: Installation of bridges, culverts, or other structures shall not impair the movement of fish and aquatic life. Bottoms of temporary culverts shall be placed at or below channel grade. Bottoms of permanent culverts shall be placed below channel grade. Culvert crossings shall include provisions for a low flow channel where velocities are less than two feet per second to allow fish passage.	Compliance with this measure will be documented through submittal of grading/construction plans for in-stream structures covered by the measure.	Prior to the start of construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-49: Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the VCC Planning Area. No further reporting is required pursuant to this measure.	During clearing and grading	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-50: Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 500 feet of construction sites and access roads shall be surveyed at the appropriate season for southwestern pond turtle. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and June 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. The applicant shall develop a Plan to address the relocation of southwestern pond turtle. The	Compliance with this measure will be documented through pre-construction survey and construction monitoring reports submitted to CDFW, submittal of the required relocation plan to CDFW, and submittal of relocation reports pursuant to the plan, if	60 days prior to construction and submit resume of biologist prior to implementation.	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Plan shall include but not be limited to the timing and location of the surveys that would be conducted for this species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating individuals; and provide for the documentation/ recordation of the numbers of animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities within potentially occupied habitat. If southwestern pond turtles are detected in or adjacent to the Project, nesting surveys shall be conducted. Focused surveys for evidence of southwestern pond turtle nesting shall be conducted in, or adjacent to, the Project when suitable nesting habitat exists within 1,300 feet of occupied habitat in an area where Project-related ground disturbance will occur (e.g., development, ground disturbance). If both of those conditions are met, a qualified biologist shall conduct focused, systematic surveys for southwestern pond turtle nesting sites. The survey area shall include all suitable nesting habitat within 1,300 feet of occupied habitat in which Project-related ground disturbance will occur. This area may be adjusted based on the existing topographical features on a case-by-case basis with the approval of CDFG. Surveys will entail searching for evidence of pond turtle nesting, including remnant eggshell fragments, which may be found on the ground following nest depredation. If a southwestern pond turtle nesting area would be adversely impacted by construction activities, the applicant shall avoid the nesting area. If avoidance of the	applicable.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
nesting area is determined to be infeasible, the authorized biologist shall coordinate with CDFG to identify if it is possible to relocate the pond turtles. Eggs or hatchlings shall not be moved without written authorization from CDFG. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of southwestern pond turtle. Clearance surveys for pond turtles shall be conducted within 500 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologist will be provided to CDFG for approval prior to conducting the surveys. (*As written, this mitigation measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to southwestern pond turtle that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to Castaic Creek within the VCC Planning Area. Note that southwestern pond turtle is referred to as western pond turtle in this document.*)				
RMDP/SCP-BIO-52: Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than five days without participating in the WEAP. Night work and use of lights on equipment shall not be	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
allowed unless CDFG approves of the night work and use of lights. Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following: • Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. • A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to preconstruction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality BMPs, and geotechnical or hydrological investigations; • Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; • Review/designate the construction area in the field with the contractor in accordance with the final grading plan; • Ensure that haul roads, access roads, and on site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special status species habitats will be affected); • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity; • Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; • To reduce the potential for the spread of exotic invasive invertebrates (e.g. New Zealand mud snails) and				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g. mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders, loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g. mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g. mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time, location, type of equipment washed, methods used, and location of work; • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources.				
RMDP/SCP-BIO-52a: The WEAP required by Mitigation Measure RMDP/SCP-BIO-52 shall instruct workers to ensure that all pipes, tubing, or similar items staged or stored at the Project site for one or more overnight periods shall be capped, screened, covered, or filled with material. All pipes, tubing, or similar items shall be thoroughly inspected for wildlife by the qualified biologist or biological monitor, prior to capping or use in Project activities.	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-53: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented. 1. Under the direct supervision of the qualified biologist,	Submit pre-construction survey reports and, if applicable, monitoring reports for relocation sites	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat. 2. Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
identified/created relocation ponds described above. 3. The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site. *(This measure applies to the VCC Planning Area with the following exceptions or changes: replacement habitat also may be created within areas of the VCC Planning Area not subject to development, where approved by CDFW.)*				
RMDP/SCP-BIO-54: Prior to construction the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be submitted to	Compliance with the relocation plan requirement of this measure will be demonstrated by CDFW approval of the submitted plan. Compliance with the survey and relocation requirements of the measure, if applicable, will be documented through pre-construction	Prior to ground disturbance within potentially occupied habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat. The Plan shall include the specific survey and relocation efforts that would occur for construction activities that occur both during the activity period of the special status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, oak woodland, riparian habitats, or other areas supporting these species qualified biologists shall conduct surveys to capture and relocate individual coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch nosed snake in order to avoid or minimize take of these special status species. The plan shall require a minimum of three (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to CDFG in the annual	survey reports and, if applicable, relocation reports submitted to CDFW.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. *(Coast horned lizard and coastal western whiptail are referred to as Blainville's horned lizard and San Diegan tiger whiptail, respectively, in this document.)*				
RMDP/SCP-BIO-55: a. As a supplement to BIO-1 through BIO-16, additional habitat mitigation through replacement or enhancement of nesting/foraging habitat for least Bell's vireo will be provided for certain key habitat zones at higher ratios (identified as "key population areas" in Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat. Southern willow scrub, southern cottonwood–willow riparian, arrow weed scrub, mulefat scrub, and Mexican elderberry scrub and woodland that provide nesting/foraging habitat for least Bell's vireo in "key population areas" shall be replaced or enhanced. All permanent loss to nesting/foraging habitat in key population areas shall be mitigated at a 5:1 ratio unless otherwise authorized by CDFG or USFWS. Temporary habitat loss of foraging/nesting habitat in key population areas shall be mitigated at a 2:1 ratio. The requirements for replacing habitat by either creating new habitat or removing exotic species from existing habitat shall follow the procedures outlined in BIO-1 through BIO-16. To replace the lost functions of habitat located adjacent to the Santa Clara River due to noise impacts, all nesting/foraging habitat within the 60 dBA sound contour (associated with development site roadway improvements) shall be	If mitigation for habitat of least Bell's vireo or California gnatcatcher is required, submit mitigation reports annually to CDFW.	Prior to impacts to jurisdictional resources	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
considered degraded. Nesting/foraging habitat within this area shall be mitigated at a ratio of 2:1. b. The loss of documented occupied nesting habitat for coastal California gnatcatcher shall be mitigated. If the coastal California gnatcatcher is identified nesting on-site, the Applicant will acquire or preserve nesting coastal California gnatcatcher habitat at a 3:1 ratio for impacts to documented occupied habitat, or by the ratio specified in BIO-2, whichever is greater. Mitigation acquisition shall occur at an agreed-upon location as approved by the USFWS upon consultation. The Applicant shall enter into a binding legal agreement regarding the preservation of occupied habitat describing the terms of the acquisition, enhancement, and management of those lands. *(Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat, is provided in the State-certified EIR.)*				
RMDP/SCP-BIO-56: Within 30 days of ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the Project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. Pre-construction surveys shall include nighttime surveys to identify active rookery sites. The surveys shall continue	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Within 30 days of ground disturbance in suitable habitat during nesting/ breeding season and ending no more than 7 days prior to initiation of work	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground disturbing activities are delayed, then additional pre disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground disturbing activities. If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report. For listed riparian songbirds (least Bell's vireo, southwestern willow flycatcher, yellow-billed cuckoo) USFWS protocol surveys shall be conducted. If active nests are found, clearing and construction within 300 feet of the nest shall be postponed or halted, at the discretion of the biologist in consultation with CDFG and USFWS, until the nest is vacated and juveniles have fledged, as				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
determined by the biologist, and there is no evidence of a second attempt at nesting. If no active nests are observed, construction may proceed. If active nests are found, work may proceed provided that construction activity is located at least 300 feet from active nests (or as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit). This buffer may be adjusted provided noise levels do not exceed 60 dBA hourly Leq at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician. If the noise meets or exceeds the 60 dBA Leq threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA Leq hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS. For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include "coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats." A permitted biologist shall perform these surveys according to the USFWS' (1997a) Coastal California Gnatcatcher Presence/Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.				
RMDP/SCP-BIO-57a: ~~Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the western burrowing owl is present at the site. The surveys shall consist of three site visits and shall be conducted in areas dominated by field crops, disturbed habitat, grasslands, and along levee locations, or if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of~~	Submit pre-construction survey reports and, if applicable, Burrowing Owl Plan, and construction monitoring reports to CDFW	Prior to and during ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95).~~ ~~Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between Project activities and nesting burrowing owls during the nesting season. This protected area will remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently.~~ ~~Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report.~~ Prior to Project activities, and within 120 days of Project commencement, focused surveys by a CDFW-approved qualified biologist shall be conducted to determine presence of western burrowing owl. Surveys shall include four site visits conducted from as many fixed points as necessary to provide visual coverage of the site using spotting scopes or binoculars. Disturbance shall be minimized around potential occupied burrows during all seasons. Site visits shall be repeated on four separate days. Visits shall be conducted two hours before to one hour after sunset, or from one hour before to two hours after sunrise. Surveys shall be conducted during weather that is conducive to observing owls outside their burrows. Surveys shall be avoided during heavy rain, high winds (> 20 mph), or dense fog.				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Results of all surveys shall be provided to CDFW after surveys are complete, 30 days prior to Project commencement. If a burrowing owl is observed during the focused surveys, the qualified biologist shall notify CDFW immediately and prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval 30 days prior to commencing Project activities. The Burrowing Owl Plan shall describe survey results, proposed avoidance measures, and monitoring plan. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or other instrument authorizing take of western burrowing owl under applicable law, the terms of the incidental take permit or other authorization shall control. *(This measure replaces mitigation measure RMDP/SCP-BIO-57 and applies to the Entrada South Planning Area without change.)*				
RMDP/SCP-BIO-58: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black tailed jackrabbit and San Diego desert woodrat. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This	Submit pre-construction survey reports and, if applicable, relocation reports and/or construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

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

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.				
RMDP/SCP-BIO-60: Thirty days prior to construction activities, a qualified biologist shall conduct a pre-construction survey for mountain lion natal dens. The survey area shall include the construction footprint and the area within 2,000 feet of the Project disturbance boundaries. Should an active natal den be located, the applicant shall cease work within 2000 feet and inform CDFG with 24 hours. No construction activities shall occur in the 2000 foot buffer until a qualified biologist in consultation with CDFG establishes an appropriate setback from the den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion shall occur within the established setback until the cubs have been successfully reared or the cats have left the area. *(The mountain lion is referred to as cougar in this SEIR.)*	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to and during ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-61: No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (i.e., not removed) by the Project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required. If a maternity roost will be impacted by the Project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone. If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. If an active maternity roost is located on the Project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
flying (i.e., after July 31) using the exclusion techniques described above.				
RMDP/SCP-BIO-64: An integrated pest management (IPM) plan that addresses the use of pesticides (including rodenticides and insecticides) on site will be prepared prior to the issuance of building permits for the initial tract map. The IPM will implement appropriate Best Management Practices to avoid and minimize adverse effects on the natural environment, including vegetation communities, special-status species, species without special status, and associated habitats, including prey and food resources (e.g., insects, small mammals, seeds). Potential management practices include cultural (e.g., planting pest-free stock plants), mechanical (e.g., weeding, trapping), and biological controls (e.g., natural predators or competitors of pest species, insect growth regulators, natural pheromones, or biopesticides), and the judicious use of chemical controls, as appropriate (e.g., targeted spraying versus broadcast applications). The IPM will establish management thresholds (i.e., not all incidences of a pest require management); prescribe monitoring to determine when management thresholds have been exceeded; and identify the most appropriate and efficient control method that avoids and minimizes risks to natural resources. Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.	An IPM Plan has been prepared pursuant to the measure and provided to CDFW. The recorded CC&Rs for the VCC Planning Area will prohibit anti-coagulant rodenticides. No further action is required pursuant to the measure.	Prior to issuance of building permit(s)	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-65: Pre-construction surveys for San Emigdio blue butterfly shall occur in all areas containing host plants in sufficient density to support this species. A qualified Lepidoptera biologist shall conduct focused	Submittal of pre-construction surveys to CDFW, if required	Prior to construction activities	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
surveys at a time of year and during weather conditions when the detection of eggs, larvae, or adults is possible. All occupied habitat shall be mapped and the locations provided to CDFG. Should the removal of quail brush or other documented host plants from occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas be required, the plants shall be removed when eggs and larvae are not present (i.e., mid-September to March). Removal of quail brush plants from the documented habitat in Potrero Canyon may only be conducted from April through early September if it is determined by a qualified biologist that eggs and/or larvae are not present on the plants to be removed. *(Quail brush and saltbush refer to Atriplex lentiformis and A. canescens, respectively.)*				
RMDP/SCP-BIO-66: The removal of quail brush or other documented host plants from any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas shall be replaced at a minimum of a 1.5:1 ratio. The replacement plants shall be planted contiguous to the existing quail brush plants associated with the San Emigdio blue butterfly habitat. The success of the replanting shall be monitored for survival and vigor consistent with survivorship requirements of BIO-6 and BIO-7. *(Quail brush and saltbush refer to Atriplex lentiformis and A. canescens, respectively. Note that the Potrero Canyon area referenced in the measure is not within the VCC Planning Area.)*	If impacts occur to occupied San Emigdio blue butterfly habitat, compliance with this measure will be documented through submittal of mitigation reports pursuant to Mitigation Measure RMDP/SCP-BIO-12.	Until success criteria are met	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-67: Prior to any construction activities	Submittal of grading	Prior to any	Applicant	• CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
occurring within 200 feet of any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas, the boundaries of preserved areas of the habitat shall be clearly marked with flagging. The flagging would serve to identify the boundaries of the habitat to construction personnel and to prevent the inadvertent construction-related loss of quail brush or other host plants associated with the habitat. Construction personnel working in the area shall be informed that the removal of or damage to any flagged quail brush or other host plants located outside the disturbance footprint is prohibited. *(Quail brush and saltbush refer to Atriplex lentiformis and A. canescens, respectively.)*	plans showing the required flagging and construction monitoring reports submitted to CDFW.	construction activities		• LACDRP
RMDP/SCP-BIO-68: Any common or special status species bat day roost sites found by a qualified biologist during pre construction surveys conducted per BIO-61, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The Project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.	Submit pre-construction survey reports and, if applicable, mitigation implementation reports submitted to CDFW.	As required by approved roosting habitat replacement plan	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-70: Construction plans shall include necessary design features and construction notes to ensure protection of vegetation communities and special status plant and aquatic wildlife species adjacent to construction. In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution	Submit construction plans and a SWPPP containing the required BMPs.	Prior to issuance of grading permit	Applicant	• LACDPW • LACDRP • CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
prevention plan (SWPPP) shall include the following minimum BMPs. Together, the implementation of these requirements shall ensure protection of adjacent habitats and wildlife species during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacting special status species during construction: • Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities. • Provide location and details for any dust control fencing along Project boundaries (BIO-71). • Vehicles shall not be driven or equipment operated in areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement. • Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt bearing water from reaching areas of ponded or flowing water during normal flow regimes. • If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice like area. The gradient of the streambed shall be returned to pre Project grade, to the extent practical, unless it represents a wetland				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
restoration area. • Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. • The operator shall not permit pets on or adjacent to the construction site. • No guns or other weapons are allowed on the construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction.				
RMDP/SCP-BIO-71: Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six foot high chain link fence with green fabric up to a height of five feet) shall be installed to protect special status species locations. See BIO 32 for dust control requirements related to spineflower preserves.	Submittal to the County of construction plans containing the required BMPs and submittal of construction monitoring reports to CDFW	During construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-72: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require	Approval of landscape plans and/or submittal of plant inspection reports, as applicable	Prior to installation of landscaping	Applicant	• LACDRP • CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, Salt Creek area, and natural portions of the Open Area). Container plants to be installed within public areas within 200 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 200 feet of native vegetation communities shall not be on the Cal IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal IPC list can be obtained from the Cal IPC web site (http:// www.cal ipc.org/ip/inventory/index.php). Landscape plans will include a plant palette composed of native or non native, non invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (i.e., until plants become established). *(The current Cal-IPC website is https://www.cal-ipc.org/ plants/inventory/.)*				
RMDP/SCP-BIO-73: Permanent fencing shall be installed along all Santa Clara River SMA/SEA trails adjacent to the Santa Clara River, or other sensitive resources, in order to minimize impacts associated with increased human presence on protected vegetation communities and special-status plant and wildlife species. The fencing will be split rail to avoid inhibiting wildlife movement. Viewing platforms will be located in land covers currently mapped as agriculture, disturbed land, or developed land.	Submittal of compliant tract map improvement plans to the County	Prior to approval of construction plans	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(As written, this mitigation measure applies to the Santa Clara River SMA, which is not within the VCC Planning Area. To minimize impacts to protected vegetation communities and special status plant and wildlife species that may be present in Hasley Canyon and Castaic Creek, the measure will also be applied to require installation of permanent fencing along trails adjacent to those areas within the VCC Planning Area.)				
RMDP/SCP-BIO-75: Focused surveys for the undescribed species of everlasting (a special-status plant species) shall be conducted by a qualified botanist prior to the commencement of grading/construction activities wherever suitable habitat (primarily river terraces) could be affected by direct, indirect, or secondary construction impacts. The surveys shall be conducted no more than one year prior to commencement of construction activities within suitable habitat, and the surveys shall be conducted at a time of year when the plants can be located and identified. Should the species be documented within the Project boundary, avoidance measures shall be implemented to minimize impacts to individual plants wherever feasible. These measures shall include minor adjustments to the boundaries/location of haul routes and other Project features. If, due to Project design constraints, avoidance of all plants is not possible, then further measures, described in BIO-76, shall be implemented to salvage seeds and/or transplant individual plants. All seed collection and/or transplantation methods, as well as the location of the receptor site for seeds/plants (assumed to be within preserved open space areas of Newhall Ranch along the Santa Clara River), shall be coordinated with CDFG prior to impacting known	Submit pre-construction survey reports and, if applicable, mitigation implementation reports to CDFW.	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
occurrences of the undescribed everlasting. *(The previously undescribed everlasting species has since been described as white rabbit-tobacco.)*				
RMDP/SCP-BIO-76: For any individual project, or any phase of an individual project, to be located where undescribed everlasting plants may occur (i.e., the sites identified in this EIS/EIR and any new sites discovered by preconstruction surveys, per BIO-75, or other future field surveys), Newhall Land shall prepare and implement an Undescribed Everlasting Mitigation and Monitoring Plan prior to the issuance of grading permits. The Plan shall provide for replacement of individual plants to be removed at a minimum 1:1 ratio, within suitable habitat at a site where no future construction-related disturbance will occur. The plan shall specify the following: (1) the location of the mitigation site in protected/preserved areas within the Specific Plan site; (2) methods for harvesting seeds or salvaging and transplantation of individual plants to be impacted; (3) measures for propagating plants (from seed or cuttings) or transferring living specimens from the salvage site to the introduction site; (4) site preparation procedures for the mitigation site; (5) a schedule and action plan to maintain and monitor the mitigation area; (6) the list of criteria and performance standards by which to measure the success of the mitigation site (below); (7) measures to exclude unauthorized entry into the mitigation areas; and (8) contingency measures such as erosion control, replanting, or weeding to implement in the event that mitigation efforts are not successful. The performance standards for the Undescribed Everlasting	Submittal of an Undescribed Everlasting Mitigation and Monitoring Plan, if required, and monitoring reports pursuant to the Plan submitted to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Mitigation and Monitoring Plan shall be the following: a. Within four years after reintroducing the undescribed everlasting to the mitigation site, the extent of occupied acreage and the number of established, reproductive plants will be no smaller than at the site lost for project construction. b. Non-native species cover will be no more than 5% absolute cover through the term of the restoration. c. Giant reed (Arundo donax), tamarisk (Tamarix ramosissima), perennial pepperweed (Lepidium latifolium), tree of heaven (Ailanthus altissimus), pampas grass (Cortaderia selloana), and any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site as of the date of completion approval. *(This measure applies to the VCC Planning Area without change. Note that the previously undescribed everlasting species has since been described as white rabbit-tobacco. More recent versions of the California State Agricultural List and Cal-IPC invasive plant inventory will be used.)*				
RMDP/SCP-BIO-78: A cowbird trapping program shall be implemented once vegetation clearing begins and maintained throughout the construction, maintenance, and monitoring period of the riparian restoration sites. A minimum of five traps shall be utilized, with at least one trap adjacent to the project site and one or two traps located at feeding areas or other CDFG-approved location. The trapping contractor may consult with CDFG	This measure applies to riparian restoration sites that provide compensatory mitigation for VCC Planning Area impacts. Compliance is documented in annual cowbird trapping reports	At the start of vegetation clearing and throughout monitoring of riparian restoration sites	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
to request modification of the trap location(s). CDFG must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.	provided with the annual mitigation report required by Mitigation Measure RMDP/SCP-BIO-12.			
RMDP/SCP-BIO-80: The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (e.g., stickleback, arroyo toad, nesting birds) during removal activities (i.e., timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted	An Exotic Wildlife Species Control Plan has been developed in accordance with the measure. Document in monitoring reports submitted to CDFW.	During construction within specified areas	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area. *(This measure applies to the VCC Planning Area without change with respect to modified tributaries or other potential habitat for the identified species within the VCC Planning Area.)*				
RMDP/SCP-BIO-82: a. All surfaces on new antennae and phone/utility towers shall be designed and operated with anti perching devices in conformance with APLIC standards to deter California condors and other raptors from perching. During construction the area shall be kept clean of debris, such as cable, trash, and construction materials. The Applicant shall collect all microtrash and litter (anything shiny, such as broken glass), vehicle fluids, and food waste from the Project area on a daily basis. Workers will be trained on the issue of microtrash: what constitutes microtrash, its potential effects on California condors, and how to avoid the deposition of microtrash. b. The Applicant shall retain a qualified biologist with knowledge of California condors to monitor construction activities within the Project area. The resumes of the proposed biologist(s) will be provided to CDFG for concurrence. This biologist(s) will be referred to as the authorized biologist hereafter.	Review of construction plans, where applicable, and submittal of construction monitoring reports to CDFW	Prior to approval of improvement plans	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
During clearing and grubbing of construction areas, the qualified biologist shall be present at all times. During mass grading, construction sites shall be monitored on a daily basis. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. If condors are observed landing in the Project area, the Applicant shall avoid further construction within 500 feet of the sighting until the animals have left the area, or as otherwise authorized by CDFW and USFWS. All condor sightings in the Project area will be reported to CDFW and USFWS within 24 hours of the sighting. Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between 1 hour before sunset to 1 hour after sunrise, or until the condors leave the area, or as otherwise directed by USFWS. Should condors be found nesting within 1.5 miles of the construction area, no construction activity will occur until further authorization occurs from CDFW and USFWS.				
c. To further protect California condor potentially foraging in the Project area over the long term from negative interactions with humans and/or artificial structures, the Applicant or the JPA or the NLMO shall remove dead cattle that are found or reported within 1,000 feet of a residential or commercial development boundary. Dead cattle shall be relocated to a predetermined location within the High Country SMA/SEA or Salt Creek area. The locations where carcasses shall be placed shall be a minimum of 1,000 feet from a development area boundary. Appropriate locations for transfer of carcasses include open grasslands and				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
oak/grassland areas where condors can readily detect carcasses and easily land and take off without encountering physical obstacles such as powerlines and other utility structures. The proposed locations would be selected and approved by the CDFG and USFWS. Pursuant to this measure, a telephone number for reporting dead cattle shall be provided and actively maintained. Any cattle carcasses transferred to the relocation areas shall be reported to the USFWS Condor group.				
RMDP/SCP-BIO-83: Thirty days prior to construction activities, a qualified biologist shall conduct a preconstruction survey for ringtail. The survey areas all include suitable riparian and woodland habitat (southern coast live oak riparian forest, southern cottonwood–willow riparian forest, southern willow scrub, coast live oak woodland, valley oak woodland, and mixed oak woodland) within the construction disturbance zone and a 300 foot buffer around the construction site. Should the ringtail be observed in the breeding and rearing period of February 1 through August 31, no construction related activities shall occur within 300 feet of the occupied area for the period of February 1 through August 31 or until the ringtail has been determined by a qualified biologist (in consultation with CDFG) to no longer occupy areas within 300 feet of the construction zone and/or that construction activities would not adversely affect the successful rearing of young. If the ringtail is observed within the construction disturbance zone or in the 300 foot buffer around the construction site in the nonbreeding/rearing period of September 1 through January 31, and avoidance is not possible, denning ringtail shall be safely evicted under the	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
direction of a qualified biologist (as determined by a Memorandum of Understanding with CDFG). All activities that involve the ringtail shall be documented and reported to CDFG.				
RMDP/SCP-BIO-84: Bridge and culvert designs, where practicable, shall provide roosting habitat for bats. A qualified biologist shall work with the Project engineer in identifying and incorporating structures into the design that provide suitable roosting habitat for bat species occurring in the Project area. The final design of the roosting structures would be chosen in consultation with CDFG.	Approval of bridge and culvert design plans by the County Department of Public Works	Prior to approval of improvement plans	Applicant	• CDFW • LACDRP •
RMDP/SCP-BIO-87: Upon initiating landscaping within a development area, quarterly monitoring shall be initiated for Argentine ants along the urban–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur in perpetuity. The Project	Submit monitoring reports to CDFW.	During Operation	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity.				
RMDP/SCP-BIO-88: Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains at least one inch in diameter one foot above the base.	Compliance with the measure, where applicable, will be documented through annual mitigation status reports to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP
RMDP/SCP-SW-4: All areas where temporary construction impacts affect Corps or CDFG jurisdictional areas (generally, these are areas where impacts would occur due to the construction of Project facilities, but that are outside the permanent footprint of the actual facility), shall be revegetated with appropriate native vegetation after completion of construction in the area. A revegetation plan shall be prepared and implemented in accordance with the terms set forth in mitigation measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63. *(The process for verifying that revegetation plans comply with the terms set forth in Mitigation Measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63 is implemented through measures Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3, and RMDP/SCP-BIO-12.)*	Documented through annual mitigation reports required by Mitigation Measure RMDP/SCP-BIO-12	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP
RMDP/SCP-SW-6: To the extent that on-site mitigation for impacts to jurisdictional tributary drainages is insufficient to meet the mitigation ratios required by revised Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site properties	The mitigation site criteria required by this measure will be reflected in the mitigation plans	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
within the Santa Clara River watershed, via use of one or more of the following mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in tributaries to the Santa Clara River occurring off site such that the mitigation site has an equal or greater value than the impacted site; (b) preservation of property containing jurisdictional tributaries to the Santa Clara River having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities in jurisdictional tributaries for the necessary acreage (*e.g.*, exotic species removal under the terms and conditions specified in Mitigation Measures BIO-9 and BIO-10).	submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Submit copies of the issued permits and/or copies of mitigation plan approval, as applicable			
RMDP/SCP-AEA-3-1: The project applicant, or its designated general contractor, shall implement the following measures to avoid contact with the wetted channel, which would avoid affecting unarmored threespine stickleback. (*As written, this mitigation measure applies to the wetted channel of the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*) **RMDP/SCP-AEA-3-1a:** The project applicant, or its designated general contractor, shall implement the PDFs and regulatory measures as incorporated into the project's bridge and bank stabilization designs. (*This mitigation measure also applies to VCC Planning*	Compliance with the measure will be achieved through compliant construction plans for bridge and bank stabilization features, and construction monitoring reports submitted to CDFW.	During Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Area bank stabilization features.)				
RMDP/SCP-AEA-3-1b: The mandated Worker Environmental Awareness Program (Mitigation Measure BIO-52 from the 2010 Final EIR) shall include a discussion regarding restriction of access to the wetted channel of the Santa Clara River and repercussions if encroachment occurs. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	Submittal of a WEAP training log and construction monitoring reports to CDFW	During Bridge and Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-1c: Prior to the commencement of construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river and that no work takes place where fish may be affected. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	Submittal of pre-construction survey reports and construction monitoring reports to CDFW	During Bridge and Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-1e: A clear weather window, defined for this project as a 40 percent chance or less of 0.10 inches or greater of precipitation in the next 48 hours as forecasted by NOAA, shall be required for the scheduling of any bridge or bank stabilization-related concrete pours. If a bridge or bank stabilization-related concrete pour is in progress, and an un-forecasted rain event occurs, bridge or bank stabilization-related concrete pours shall be suspended. (*This mitigation measure also applies to VCC Planning Area activities within Castaic Creek.*)	Submittal of construction monitoring reports submitted to CDFW	During Bridge and Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-1f: During all storm events (including	Submittal of	During Construction	Applicant	• CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
summer rains), a monitor shall inspect work sites to make sure that site is secure and that flooding does not cause tarps to break or diversion drains to become plugged, potentially allowing construction materials and debris to flow into the river. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	construction monitoring reports to CDFW			• LACDRP
RMDP/SCP-AEA-3-1k: To ascertain that water quality is not being affected by bridge and bank stabilization-related concrete pouring activities, the project applicant or its designee shall monitor the water quality at points, upstream, downstream, and immediately adjacent to the bridge construction work zone daily during concrete pouring operations and report the results monthly, or as directed, to CDFW. Key parameters to be monitored include Ph and turbidity. (*This mitigation measure also applies to VCC Planning Area bank stabilization features within Castaic Creek.*)	Submittal of water quality monitoring reports to the County and CDFW when applicable	During Bridge Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-2: The project applicant, or its designated general contractor, shall implement the following measures to avoid unarmored threespine stickleback. (*As written, this mitigation measure applies to activities within the wetted channel of the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)	Compliance with this measure, where applicable, will be documented in accordance with reporting for Mitigation Measures RMDP/SCP-AEA-3-1a, 3-1b, and 3-1f	During Bridge Maintenance and Repair Activities	Applicant	• CDFW • LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-3-2a: Implement Mitigation Measures 3-1a, 3-1b, and 3-1f. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)				
RMDP/SCP-AEA-3-2b: Prior to the commencement of construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river, that the proposed vibratory pile installation locations are at least 10 feet away from the wetted channel, and that no work takes place where unarmored threespine stickleback may be affected. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-2c: Vibratory piles for the temporary haul route bridges shall be installed no closer than 10 feet to the wetted channel of the Santa Clara River, as determined by survey at the time piles are to be installed, and shall only be removed by vibratory methods if the wetted channel is at least 10 feet away. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic*	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Creek.)				
RMDP/SCP-AEA-3-2d: No construction activities or personnel shall occur near the edge of the wetted channel that would have potential to destabilize low flow channel bank. A set-back from the edge of the top of bank for a horizontal distance that is twice the bank height (2 horizontal: 1 vertical) shall be maintained to prevent collapsing the bank of the low flow channel. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek*.)	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-2e: During temporary haul route bridge construction and demobilization, a qualified biologist shall monitor all activities that are a threat to adjacent natural habitats or nearby species and prevent equipment, personnel, or debris from entering or making contact with the wetted channel of the river. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek*.)	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-3: The project applicant or its designated contractor shall implement the following measures: *(This mitigation measure also applies to the VCC Planning Area bank stabilization activities within Castaic*	Compliance with this measure, where applicable, will be documented in accordance with reporting for Mitigation	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Creek.) **RMDP/SCP-AEA-3-3a:** Implement Mitigation Measure 3-1a, 3-1b, 3-1e, 3-1f, and 3-1k. (*This mitigation measure also applies to the VCC Planning Area bank stabilization activities within Castaic Creek.*)	Measures RMDP/SCP-AEA-3-1a, 3-1b, and 3-1f.			
RMDP/SCP-AEA-3-3b: Prior to the commencement of bank stabilization construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river, that construction BMPs are installed prior to construction, and that no work takes place where fish may be affected. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	Submittal of construction monitoring reports to CDFW	During Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-3d: Bank stabilization construction locations susceptible to winter flood flows shall be conducted from May 1 through November 30, when winter flood flows do not occur on the Santa Clara River. Other bank stabilization areas not at risk of flood flows shall be constructed year-round. (*This mitigation measure also applies to VCC Planning Area bank stabilization activities within Castaic Creek.)*	Submittal of construction monitoring reports to CDFW	During Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-3-3e: Although a late-spring or early fall flood event is not expected to occur, the project applicant or its designated contractor shall implement Perimeter Best Management Practices, as required under the Environmental Protection Agency's Construction National Pollutant Discharge Elimination System permit, which would deflect minor flows (less than 12 inches deep, and less than 8 fps velocities) from entering bank protection construction work zones. (*This mitigation measure also applies to VCC Planning Area bank stabilization activities within Castaic Creek.)*	Submittal of construction monitoring reports to CDFW	During Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-3f: The project applicant or its designee shall develop a Construction Groundwater Dewatering Plan for those areas (i.e., bank stabilization areas) in close proximity to stream flow and submit to CDFW for approval. The plan shall include the following measures and be conducted during construction groundwater dewatering activities: • Operational restriction on dewatering addressed in the 2010 Final EIR require that any dewatering be conducted in a manner that does not affect river flow, and these same restrictions shall be observed going forward. Bank stabilization dewatering shall be implemented in a manner that (1) does not create temporary wetted channel habitat suitable for stickleback; (2) does not diminish existing river flow, and therefore does not result in stranding of unarmored threespine stickleback or other fish; and (3) does not introduce pollutants to surface waters. • Dewatering activities shall not involve direct removal of surface water from, or discharge to the Santa Clara	Submittal of a construction groundwater dewatering plan to CDFW, if applicable, and construction monitoring reports submitted to CDFW	Before and During Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
River. Nor shall such activities result in any draw-down of the river's flow such that fish may become stranded. Any groundwater discharges shall be directed to an appropriate and legal disposal site in an upland area that will not affect the surface elevation of the wetted channel of the Santa Clara River. • The project applicant or its designee shall assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of influence (radius of draw down). • The project applicant or its designee shall monitor daily surface water elevations upstream, adjacent to, and downstream of the extraction points, to assess any critical flow regimes susceptible to excessive draw down before, during, and after groundwater dewatering activities. The designated monitor shall have the authority to halt dewatering activities if water levels decrease in the wetted portion of the Santa Clara River where unarmored threespine stickleback are present. In the event the designated monitor observes an effect on the wetted channel that necessitates halting of dewatering operations, the applicant will be required to consult with CDFW, revise the Construction Groundwater Dewatering Plan as appropriate, and implement whatever additional restrictions may be necessary to preclude impact to the wetted channel (such as limiting the extent of excavation dewatering, implementing other construction methods acceptable to the Los Angeles County Department of Public Works such as launch stone, or suspending construction until such time as regional groundwater conditions are more favorable for the construction to proceed).				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• The project applicant or its designee shall monitor surface water elevations downstream of the project location to assess any flow regimes and overbank areas that may be susceptible to flooding. • The project applicant or its designee shall monitor upland discharge locations for potential channel erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. • Monitoring reports shall be summarized and provided to CDFW upon completion of construction activities that required dewatering. (*This mitigation measure also applies to VCC Planning Area bank stabilization activities within Castaic Creek.)*				
VCC-SW-2: The Castaic Creek channel will follow the existing bank contours of the creek and will minimize encroachment into the riparian vegetation community, so that there is no net loss of riparian habitat of acreage of Castaic Creek. In order to minimize potential effects on downstream populations of UTS, the channel will be designed so that the pre and post project flow will be approximately the same in volume and velocity.	Compliance with the channel design requirements of this measure will be demonstrated by County approval of development plans. The restoration plan required by the measure will be incorporated in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to	Prior to approval of 404 Permit and CDFW 1602 Permit		• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of the issued permits, mitigation plan approval, where applicable, and annual mitigation reports as required by Mitigation Measure RMDP/SCP-BIO-12.			
VCC-SW-3: Soft bottom channels will be incorporated into the project design to allow for the retention of existing riparian vegetation.	Compliance with the channel design requirements of this measure will be documented through submittal of compliant grading/construction plans.	Throughout period of channel construction	Applicant	• LACDPW
VCC-SW-4: A vegetation restoration plan will be used to revegetate areas temporarily disturbed by construction in the Creek.	Compliance with this measure will be demonstrated by Department of Public Works approval of construction plans showing bank protection design for Castaic Creek.	Prior to approval of 404 Permit and CDFW 1602 Permit	Applicant	• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
VCC-4.a-2: Approximately 375 acres of native coastal sage scrub vegetation will be retained. (*This measure applies to the Modified Project with the following clarification: the measure requires retention of 375 acres of coastal scrub vegetation within the overall VCC development area approved by the County under the 1990 EIR, including portions that are not part of the Modified Project.)*	Maintain log documenting compliance.	Prior to issuance of first building permit	Applicant	• LACDRP
VCC-4.b-2: The Castaic Creek channel will follow the existing bank countours of the creek and will minimize encroachment into the riparian vegetation community, so that there is no net loss of acreage of Castaic Creek. A detailed revegetation and restoration plan will be provided for review prior to construction.	Compliance with the channel design requirements of this measure will be demonstrated by County approval of development plans. The restoration plan required by the measure will be incorporated in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of the issued permits,	Prior to approval of 404 Permit and CDFW 1602 Permit	Applicant	• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	mitigation plan approval, where applicable, and annual mitigation reports as required by Mitigation Measure RMDP/SCP-BIO-12.			
VCC-4.b-3: Soft bottom channels will be incorporated into the project design to allow for the retention of existing riparian vegetation.	Compliance with the channel design requirements of this measure will be documented through submittal of compliant grading/construction plans.	Throughout period of channel construction	Applicant	• LACDPW
VCC-4.b-4: Castaic Creek will be lined with a bank protection that allows for growth of native herbaceous vegetation. The Army Corps of Engineers has stated a preference for an articulating, concrete, open-cell tile (i.e., Armorflex). The use of Armorflex may not be approved by the Department of Public Works; therefore, the type of lining actually used may change as a potential issue of safety. (*This measure applies to the Modified Project with the following qualification: The reference to Armorflex refers to USACE guidance provided in connection with a 1990 USACE permit that has expired and no longer applies to the Modified Project. The type of bank protection used will be consistent with any requirements imposed under any USACE permit obtained for Modified Project activities within the VCC Planning Area.)*	Compliance with this measure will be demonstrated by Department of Public Works approval of construction plans showing bank protection design for Castaic Creek.	Prior to approval of 404 Permit and CDFW 1602 Permit	Applicant	• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
VCC-4.c-1: Channelization will be conducted under the supervision of a qualified biologist to ensure that construction is carried out with minimal siltation and debris flow into the channel; minimal disturbance to the UTS; and avoidance of preserved riparian habitat.	Maintain log documenting compliance.	During construction in channel	Applicant	• LACDRP
VCC-4.c-2: Industrial users which may use toxic substances wil be required to provide on-site containment systems to protect downstream habitat.	Maintain log documenting compliance.	During construction/ operation	Applicant	• LACDRP
VCC-4.c-3: Parking lots shall have a drainage system to divert non-storm flows to an oil and grease trap.	Submittal of site improvement plans.	Prior to issuance of building permits	Applicant	• LACDRP
ES/VCC-MM-BIO-1: Prior to construction, the Applicant shall develop a relocation plan for California glossy snake, to be incorporated into the relocation plan developed for other special-status reptile species, according to requirements in RMDP/SCP-BIO-54. (*A draft California glossy snake relocation plan is included as Appendix FEIR-XX to the Final SEIR for the Project.*)	Approval of relocation plan pursuant to Mitigation Measure RMDP/SCP-BIO-54	Prior to construction	Applicant	• CDFW • LACDRP
ES/VCC-MM-BIO-2: ~~Should Project ground-disturbing activities be scheduled to occur during the Crotch bumble bee colony active period, a qualified biologist shall conduct a habitat assessment to identify areas containing suitable habitat for Crotch bumble bee. The qualified biologist shall conduct pre-construction surveys for Crotch bumble bee in the areas identified, using a methodology (including number and timing of surveys) accepted by the California Department of Fish and Wildlife (CDFW).~~ ~~If Crotch bumble bee are not detected, no further measures are required. A qualified biologist shall be present during ground-disturbing Project activities that~~	Submit pre-construction survey reports and, if applicable, ~~proof of avoidance~~ Bumble Bee Avoidance Plan.	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~occur during the Crotch bumble bee colony active period.~~ ~~If Crotch bumble bee are detected:~~ ~~1. Ground-disturbing activities shall be prohibited within 100 feet of any known, occupied Crotch bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The prohibition will continue for the duration of the Crotch bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist or is relocated or removed with CDFW authorization.~~ ~~2. The Project proponent shall prepare a Crotch Bumble Bee Avoidance and Minimization Plan for review and approval by CDFW, which shall include additional, site-specific measures to avoid take of Crotch bumble bee during Project ground-disturbing activities during the colony active period.~~ ~~3. If the Crotch bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch bumble bee, as that term is defined for purposes of the CESA, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization.~~ Prior to the start of any Project activities during the Queen Flight and Colony Active Periods (February 1 through October 31), a qualified biologist shall conduct a habitat assessment to identify suitable habitat for Crotch's bumble bee within Project activity areas, and then survey				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
prior to construction for Crotch's bumble bee and nests in those areas. Qualified biologist(s) shall be approved by CDFW 14 days prior to survey commencement. Survey protocols shall adhere to CDFW's Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023) or another methodology approved by CDFW. Survey results, including negative findings or a map of nest location(s), shall be submitted to CDFW for review 14 days prior to starting Project activities. If Crotch's bumble bee nests are found during pre-construction surveys or detected during Project activities, Project activities within 100 feet of a nest shall be suspended until the CDFW-approved qualified biologist, with expertise in bumble bees, receives approval from CDFW for a Bumble Bee Avoidance Plan to avoid impacts to the nest(s). If Crotch's bumble bee nests are not found during the surveys (negative finding) then no further measures are required. A qualified biologist shall be present during initial ground disturbing Project activities (clearing and grubbing) in areas where suitable habitat was identified. The Bumble Bee Avoidance Plan shall include: 1. On-site daily monitoring by CDFW-approved biologist during Project activities, such as ground or vegetation disturbance, during the Queen Flight Period and Colony Active Period. 2. No-impact buffers. Ground-disturbing activities shall be prohibited within 100 feet of any known occupied Crotch's bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. If Project activities may result in disturbance or potential take, the qualified				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
biologist, in coordination with CDFW, should expand the buffer zone as necessary to prevent disturbance or take. The prohibition will continue for the duration of the Crotch's bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist. 3. If a nest is found, Project proponent will provide a survey report to CDFW with a summary of the physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found, within a 10-foot radius. This shall include native plant composition (e.g., density, cover, and abundance) within affected habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species). 4. If the Crotch's bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch's bumble bee, as that term is defined by Fish and Game Code section 86, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or other instrument authorizing take of Crotch's bumble bee under applicable law, the terms of the incidental take permit or other authorization shall control.				
5. CULTURAL RESOURCES				
RMDP/SCP-CR-3: Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a	Maintain log demonstrating	During grading within 300 feet of any	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate.	compliance. As determined by the qualified archaeologist, steep slopes or previously graded areas that have no potential for the presence of cultural remains may not require monitoring	known archaeological site		
RMDP/SCP-CR-4: During any earth disturbance within 300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.	Fence known archaeological site(s) as specified	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP
RMDP/SCP-CR-5: In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP •
RMDP/SCP-CR-6: If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken: 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American: (i) The Coroner shall contact the Native American Heritage Commission within 24 hours; (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and (iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: a. The Native American Heritage Commission is				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; b. The descendant identified fails to make a recommendation; or c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.				
6. GEOLOGY AND SOILS				
ES/VCC-MM-GEO-1: Prior to issuance of building permits, to address potential risks related to seismic shaking, all structures shall be designed using sound engineering judgment and the latest California Building Code requirements, as a minimum, which prescribe minimum lateral forces, applied statically to each habitable structure, combined with the gravity forces of dead and live loads, as determined in a report by a registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
ES/VCC-MM-GEO-2: Prior to issuance of rough grading permits, and in those portions of the Entrada South and VCC planning areas beneath habitable structural improvements where the anticipated seismic differential settlement exceeds the County of Los Angeles' one-inch	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
seismic differential settlement standard, one or more of the following design requirements will be implemented: a. Alluvium removal to reduce liquefaction-induced settlement to less than 1 inch. b. Ground improvements such as rammed aggregate piers (RAPs), deep soil mixing (DSM), or stone columns to reduce liquefaction-induced settlement to less than 1 inch. c. Ground improvements such as deep dynamic compaction (DDC) or compaction grouting to reduce liquefaction-induced settlement to less than 1 inch. d. Sufficiently stiff foundations or deep foundations. e. An approved alternative design requirement capable of reducing liquefaction induced settlement to less than 1 inch. The above design requirements shall be performed by removing and/or improving enough liquefiable alluvium to achieve a less than 1-inch seismic differential settlement, pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports, or by specific foundation design. Geotechnical recommendations and design requirements shall be presented and approved as a conceptual design at the 100-scale grading plan stage and as a detailed design at the 40-scale grading plan stage.				
ES/VCC-MM-GEO-3: Prior to issuance of rough grading permit, in order to address landslides, unstable soil, liquefaction, expansive soil and dry-sand settlement, a Corrective Grading Plan delineating the areas where such geotechnical conditions exist shall be prepared by a	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports. The Corrective Grading Plan shall address the following: a. Project grading shall include a combination of ground modification and/or structural mitigation in areas subject to liquefaction to reduce the risk to an acceptable level (as defined by CGS in Special Publication 117a, Chapter 2, or as superseded by CGS guidance in effect at the time of implementation of this measure). Ground modification shall consist of the removal of some of the soil material subject to liquefaction. The recommended depth of removal for mitigation of liquefaction ranges from 5 to 30 feet. Structures shall be designed to resist the anticipated static and seismic total and differential settlements. b. Landslides shall be stabilized and/or removed, and/or building setbacks shall be used to protect structural integrity. c. Grading and engineering design requirements shall address the removal of unstable soil, stabilization of potential landslide areas, and compaction of engineered fill to meet County of Los Angeles soil compaction requirements (County of Los Angeles Grading Guidelines, 2017). d. Areas where expansive soil is encountered shall include grading measures designed to reduce hazard of construction in expansive soil including but not limited to removing expansive soil and replacing with engineered fill, installing drainage systems, using				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
stiffened foundations systems, or conducting engineered preparation of building pads**.**				
ES/VCC-MM-GEO-4: Prior to the issue of building permits, and after the site has been mass graded, soil corrosion testing shall be completed and appropriate design requirements shall be implemented in accordance with the latest California Building Code (CBC) as a minimum, to reduce the hazard of construction in corrosive soil.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
7. GREENHOUSE GAS EMISSIONS				
RMDP/SCP-2-2: Prior to the issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities, respectively, for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the commercial development, private recreation centers, and public facilities within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations have been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources	Submit ZNE Report for County review and confirmation prior to issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy	Prior to issuance of commercial building permit(s)	Applicant	• LACDPW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the commercial development, private recreation centers, and/or public facilities shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, short falls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-	Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 MTCO2e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report. *(This mitigation measure applies to the VCC Planning Area with the qualification that the village-specific equivalency metric is 4.3 [not 5.1] MTCO2e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)*				
RMDP/SCP-2-5: Prior to the issuance of commercial building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County, which demonstrate that the parking areas for commercial buildings on the RMDP/SCP project site shall be equipped with electric vehicle (EV) charging stations that provide charging opportunities to 7.5 percent of the total number of required parking spaces. ("Commercial buildings" include retail, light industrial, office, hotel, and mixed-use	Submit building design plan	Prior to issuance of commercial building permit(s)	Applicant	• LACDPW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
buildings.) The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station**.** In the event that the installed charging stations use functionality/ technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour**.** For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour.				
RMDP/SCP-2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final AEA Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from project build out with oversight from Los Angeles County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by Los Angeles County when approving tentative subdivision maps for land	A copy of the Valencia TDM Plan is provided in **Appendix 5.9b** of the SEIR. Implementation of the TDM Plan shall proceed in accordance with the provisions outlined in the plan. Additionally, monitoring and implementation of the Valencia TDM Plan shall proceed in accordance with a village-level applicability supplement to the TDM Plan, which is provided in **Appendix 5.9b** of the SEIR.	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
developments that are part of the project. Accordingly, the TDM Plan identifies key implementation actions that are critical to the effectiveness of the VMT-reducing strategies, as well as timeline and phasing requirements, monitoring standards, and performance metrics and targets tailored to each of the strategies. In accordance with the TDM Plan, a non-profit Transportation Management Organization (TMO) or equivalent management entity shall be established to provide the services required, as applicable. *(The Newhall Ranch Transportation Demand Management Plan [which is now known as the Valencia TDM Plan] and above-referenced village-level applicability supplement, entitled Entrada South & Valencia Commerce Center: Transportation Demand Management Plan Evaluation, are provided in* ***Appendices 5.9b*** *and* ***5.9c*** *of the SEIR.)*	The Project applicant or its designee, which may include the Transportation Management Organization or its equivalent entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emission reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each un-used NEV purchase subsidy shall equal 2.7 MT CO2e reductions per year and each unused E-Bike purchase subsidy shall equal 0.9 MT CO2e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	subsidy funding for purposes of achieving this equivalency requirement.			
RMDP/SCP-2-7: Prior to the issuance of traffic signal permits, the project applicant or its designee shall work with Los Angeles County and the California Department of Transportation (Caltrans), as applicable, to facilitate traffic signal coordination along: • State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; • Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP Project site; • Magic Mountain Parkway from Long Canyon Road to the Interstate 5 north-bound ramps; and, • Commerce Center Drive from Franklin Parkway to Magic Mountain Parkway. To effectuate the signal synchronization and specifically the operational and timing adjustments needed at affected traffic signals, the project applicant or its designee shall submit traffic signal plans for review and approval, and/or pay needed fees as determined by Los Angeles County or Caltrans, as applicable. A majority of the signals that will be synchronized will be new signals constructed/installed by the project. Thus, for these signals, the project will provide the necessary equipment at the signal controller cabinet, as well as within the new roadways themselves, to enable and facilitate synchronization. The project is responsible for paying 100 percent of the applicable fee amount for the	The Project applicant or its designee shall submit traffic signal plan(s) for County or Caltrans review and approval, as applicable, and/or pay applicable fees as needed for signal operations and timing adjustments to affected traffic signals prior to traffic signal permit issuance.	Prior to issuance of traffic signal permit(s)	Applicant	• LACDRP • Caltrans

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
signal synchronization work, with assurance that the necessary funding will be available to fully implement this measure.				
RMDP/SCP-2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully mitigate the construction and vegetation change GHG emissions associated with each such grading permit (the "Incremental Construction GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the project applicant-submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6): Directly undertake or fund activities that reduce or sequester GHG emissions ("Direct Reduction Activities") and retire the associated "GHG Mitigation Credits" in a quantity equal to the Incremental Construction GHG Emissions. A "GHG Mitigation Credit" shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the estimated reduction or sequestration of one metric tonne of carbon dioxide equivalent that will be achieved by a Direct Reduction Activity that is not otherwise required (California Environmental Quality Act [CEQA] Guidelines Section 15126.4(c)(3)). An "Approved Registry" is an accredited carbon registry as defined by the GHG Reduction Plan; or–Obtain and retire "Carbon Offsets" in a quantity equal to the Incremental Construction GHG Emissions. "Carbon Offset" shall mean an instrument issued by an Approved Registry that satisfies the	Prior to obtaining grading permits for development within the VCC Planning Area, the incremental GHG emissions associated with such construction and vegetation change-related activities shall be offset. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6). In the event that multiple village-level projects have shared improvements, as defined to include any type of utility, roadway and/or infrastructure improvement identified for the implementation of each project, the construction-related	Prior to issuance of grading permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
performance standards set forth in the GHG Reduction Plan and shall represent the past reduction or sequestration of one metric tonne of carbon dioxide equivalent achieved by a Direct Reduction Activity or any other GHG emission reduction project or activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)).	emissions for the shared improvements only shall be offset once and shall be the responsibility of the village-level project that occurs first in time from a grading permit issuance perspective			
RMDP/SCP-2-11: Prior to the issuance of building permits for development within the RMDP/SCP project site, the project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program ("Retrofit Program"), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged communities (as defined in the Retrofit Program). The project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets issued by an Approved Registry based on such Direct Reduction Activities in a quantity equal to the sum of the following (together, the "Retrofit Reduction Requirement") as included in Final AEA Appendix 13: • For the residential portion of a building permit application, the product of the planned number of residential units for the village-level project multiplied by 0.0377 MTCO2e; • For the commercial portion of a building permit application, the product of the planned commercial development per thousand commercial square feet multiplied by 0.0215 MTCO2e. ("Commercial development" includes retail, light industrial, office,	Prior to the issuance of building permits for development within the RMDP/SCP project site, the Project Applicant or its designee shall provide the County with an attestation from an Approved Registry that the Project Applicant has retired a sufficient quantity of GHG Mitigation Credits or Carbon Offsets associated with Direct Reduction Activities to undertake or fund building retrofits in a quantity equal to the Retrofit Reduction Requirement. See Final AEA Appendix 6.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
hotel and mixed-use buildings.) Building retrofits covered by the Retrofit Program can include, but are not limited to: cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting (including, but not limited to, light bulb replacement), energy efficient appliances, energy efficient windows, pool covers, insulation, and water conservation measures. The Retrofit Program shall be implemented within the geographic area defined to include Los Angeles County and primarily within disadvantaged communities, as defined by the Retrofit Program, or in other areas accepted by the Los Angeles County Planning Director. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*				
RMDP/SCP-2-12: Prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the project applicant or its designee shall provide Los Angeles County proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an electric vehicle charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an electric vehicle charging station for every 7,000 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel	As part of implementation of the Mission Village project, the County has been provided with proof (e.g., illustrative photos) of installation of electric vehicle charging stations capable of servicing 20 off-site parking spaces prior to the issuance of the first building permit for the RMDP/SCP project site; therefore, this portion of	Prior to issuance of building permit(s), as specified	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and mixed-use buildings.) Off-site EV charging stations capable of servicing 2,036 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located within the geographic area defined to include Los Angeles County. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*	the measure has been satisfied. Prior to the issuance of a commercial building permit for 7,000 square feet and each additional 7,000 square feet thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station			
RMDP/SCP-2-13: In addition to Mitigation Measures 2-1	Prior to obtaining	Prior to issuance of	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
through 2-12, the project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration through the Direct Reduction Activities in coordination with an Approved Registry, such as the Climate Action Reserve. If these Direct Reduction Activities do not achieve the necessary amount of GHG reductions, the project applicant or its designee can obtain Carbon Offsets issued by an Approved Registry. Prior to issuing building permits for development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully offset the, project's remaining (i.e., post implementation of Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with each such building permit (the "Incremental Operational GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Newhall Ranch GHG Reduction Plan: • Undertake or fund Direct Reduction Activities that are estimated to result in GHG Mitigation Credits, as described in the GHG Reduction Plan, and retire such GHG Mitigation Credits in a quantity equal to the Incremental Operational GHG Emissions; • Undertake or fund Direct Reduction Activities and retire the Carbon Offsets in a quantity equal to the Incremental Operational GHG Emissions; or	building permits for an incremental amount of development within the RMDP/SCP project site, the incremental operational GHG emissions over the 30-year Modified Project life associated with such building permits that must be offset (the "Incremental Operational GHG Emissions") will be equal to the sum of: (1) the number of proposed residential units covered by the applicable building permit multiplied by 108.89 MT CO2e; and (2) every thousand square feet (TSF) of proposed commercial development covered by the applicable building permit multiplied by 506.86 MT CO2e. For example, to obtain a building permit for 75 residential units and 40,000 square feet of	building permit(s)		

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• If necessary, as determined by the Los Angeles County Planning Director in accordance with the GHG Reduction Plan, to fully offset Incremental Operational GHG Emissions, the project applicant or its designee may purchase and retire Carbon Offsets that have been issued by an Approved Registry in a quantity equal to the Incremental Operational GHG Emissions. Compliance with Mitigation Measure (MM) 2-13 shall be demonstrated incrementally prior to obtaining building permits. The incremental Operational GHG Emissions shall be equal to the sum of (1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio." ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) GHG Residential Ratio and GHG Commercial Ratio shall mean the emissions ratios in MTCO2e set forth in the applicable CEQA analysis completed by the County of Los Angeles for a specific village-level project to ensure that the related GHG emissions are reduced to zero. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*	commercial development, the Incremental Operational GHG Emissions would be: 75 units x 108.89 MT CO2e/unit + 40 TSF x 506.86 MT CO2e/sf = 28,441 MT CO2e. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6).			
Project Applicant–Proposed Supplemental Commitment In addition to the installation of EV charging stations	Prior to issuance of a commercial building permit for each	Prior to issuance of building permits, as specified	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
required by Mitigation Measures 2-5 and 2-12, and although not required for the project to achieve net zero GHG emissions, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) parking space shall be served by an electric vehicle charging station for every 50 dwelling units, and one (1) parking space shall be served by an electric vehicle charging station for every 15,900 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) EV charging stations capable of servicing 1,010 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located either on the	additional 15,900 square feet thereafter, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. If installed on the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-5. If installed off of the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
project site or within the jurisdictional area of the Southern California Association of Governments. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*	RMDP/SCP-2-12. Because the parking spaces serviced by the electric vehicle charging stations provided by this measure are in addition to those required by Mitigation Measures RMDP/SCP-2-5 and RMDP/SCP-2-12, a tracking matrix shall be maintained to ensure that this measure's benefits are additive and that the requirements of each measure are independently satisfied.			
8. HAZARDS AND HAZARDOUS MATERIALS				
RMDP/SCP-PH-1: During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., "wildcat") wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below: • File Notice of Intent to re-abandon well; • Excavate and expose several feet of well casing;	Submit confirmation that required records were files with CalGEM	Upon completion of work	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure; • Install a wellhead and blow out prevention equipment; • Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR; • Place cement plugs of varying lengths as required by DOGGR; • All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; • Move out drill rig; • Cut off casing at least five feet below final finished grade; • Weld a steel plate on top of the wellhead; • Backfill and compact excavation and clean up location; • Survey the center point of the buried well using GPS instrumentation; • Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and • Submit the re-abandonment record to DOGGR within 60 days upon completion of work. Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
incorporated into the final development plans for the Project, if applicable. *(Note that DOGGR is now referred to as the California Geologic Energy Management Division or CalGEM.)*				
RMDP/SCP-PH-6: All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan. (*SCGC refers to the Southern California Gas Company, or SoCalGas. This measure applies to any SoCalGas pipeline relocation and nearby grading.)*	Submit grading plans	Prior to issuance of grading permit(s) within any SoCalGas easement	Applicant	• LACDPW
RMDP/SCP-PH-8: To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities: • The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill. In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated	Provide confirmation of construction contract documentation	During grading/construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.				
RMDP/SCP-PH-10: Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.	Submit Chemical Inventory; if required by LACFD, prepare and submit a Hazardous Materials Business Plan	During construction, prior to start of work by each contractor necessitating chemical use	Applicant	• LACFD
RMDP/SCP-PH-12: A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are	Document in log demonstrating compliance	Prior to issuance of building permit(s) in areas of impacted soils	Applicant	• LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan will outline guidelines for the following: • Identifying impacted soil; • Assessing impacted soil; • Soil excavation; • Impacted soil storage; • Verification sampling; and • Impacted soil characterization and disposal. In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. *(The soil management plan for the VCC Planning Area is included as **Appendix 5.4f** of the SEIR*				
RMDP/SCP-PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a	Submit Wildfire Fuel Modification plan	Prior to issuance of building permit(s).	Applicant	• LACDRP • LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve. *(Construction period requirements (a) through (d) are superseded by PDF-WF-1 listed below in Section 14, Wildfire.)*				
VCC-PH-3: Covenants, Conditions and Restrictions established and implemented by the Developer shall forbid any use of the property fronting on The Old Road and located north of the Southern California ("SCE") Easement and south and east of Castaic Creak for any use that requires an air toxic hot spots Emission Inventory Plan approved by the local Air Quality Control District or a Risk Management and Prevention Plan approved by the County Fire Department.	Establish and implement CC&Rs	Prior to issuance of building permit	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
9. HYDROLOGY AND WATER QUALITY—HYDROLOGY				
RMDP/SCP-GRR-2: Where practical in River and tributary drainages, bridge crossings shall minimize the number and size of piers and/or columns to minimize localized impacts to River and/or tributary geomorphology and riparian resources.	Submit bridge building plan(s)	Prior to issuance of bridge building permit	Applicant	• LACDPW
10. HYDROLOGY AND WATER QUALITY—WATER QUALITY				
RMDP/SCP-WQ-1: Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate); (2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 this EIS/SEIR. *(SUSMP requirements have been superseded by the requirements of the County's Low Impact Development [LID] Ordinance and LID Manual. The final SUSMP is now referred to as the LID Plan per the County LID Manual. Prior to the issuance of any rough grading or*	Submit LID Plan	Prior to final parcel map or issuance of any grading or building permit (whichever comes first)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
*building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan will be prepared consistent with the terms and contents of the Water Quality Report (**Appendix 5.6** of the SEIR), including applicable requirements in the MS4 Permit and LID Ordinance. The BMPs identified in the LID Plan will include, as applicable, but not be limited to, the BMPs set forth in Table 7.4.1-1 of the Water Quality Report. The BMPs set forth in Table 7.4.1-1 therein supersede the PDFs set forth in Table 4.4-12 of the State-certified EIR.)*				
RMDP/SCP-WQ-2: Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Specific Plan, Entrada, and VCC Project that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. IPM is a strategy that focuses on long-term prevention or suppression of pest problems (i.e., insects, diseases and weeds) through a combination of techniques including: using pest-resistant plants; biological controls; cultural practices; habitat modification (Techniques 1–6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). The Landscape and Integrated Pest Management Plan	Submit Landscape and Integrated Pest Management Plan	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
will address the following components: 1. Pest identification. 2. Practices to prevent pest incidence and reduce pest buildup. 3. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. 4. Establishment of action thresholds that trigger control actions. 5. Pest control methods—cultural, mechanical, environmental, biological, and appropriate pesticides. 6. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling. 7. Pesticide management—safety (e.g., Material Safety Data Sheets, precautionary statements, protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation). (*Reference to Section 4.4 refers to the Water Quality Section of the State-certified EIR.)*				
11. NOISE				
VCC-NOI-7: The Permittee shall route all heavy construction vehicles for the project, except those for	Include the requirement in the CC&Rs and Construction Traffic	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
PM 18229, away from the Backer Road/I-5 entrance. *(Backer Road has been renamed and is currently known as Hasley Canyon Road.)*	Management Plan			
VCC-NOI-10: Trucks weighing more than 7 tons shall be prohibited on Backer Road between I-5 and Hasley Canyon Road between the hours of 8:00 P.M. and 7:00 A.M. *(Backer Road is now named Hasley Canyon Road.)*	Include the requirement in the CC&Rs	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-1: For all construction-related activities, the Applicant shall implement the following: • The Applicant shall utilize construction equipment equipped with optimal exhaust muffler systems consistent with FHWA guidance to achieve a noise reduction of 10 dBA or more. • All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise due to worn or improperly maintained parts is generated consistent with FHWA guidance. • The Applicant shall utilize construction equipment that incorporates features to dampen metal surfaces and minimize metal-to-metal contact, consistent with FHWA guidance.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-2: When construction operations occur adjacent to off-site occupied residential uses, the construction contractor(s) shall: (1) locate stationary construction equipment as far away as feasible from nearby receptors; (2) prohibit the idling of construction equipment; (3) notify adjacent residences in advance of	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction work; and (4) install temporary acoustic barriers or noise blankets around stationary construction noise sources. These barriers shall be made featuring weather-protected, sound-absorptive material on the construction-activity side of the noise barrier and must be installed in a location that completely blocks line-of-sight between the construction noise source and adjacent sensitive receptors.				
ES/VCC-MM-NOI-3: During construction of the proposed berm on the north side of the VCC Planning Area, the Applicant shall install a temporary noise barrier that achieves a noise reduction level of at least 3.14 dBA at the residences located at the end of the Diablo Place, Rangewood Road, and Quincy Street cul-de-sacs. This temporary noise barrier shall be removed once construction of the berm is completed. The location of the temporary noise barrier is shown on **Figure 5.8-2**, Location of Temporary Noise Barrier Required Pursuant to Mitigation Measure ES/VCC-MM-NOI-3.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-4: Prior to the start of construction and maintained for the duration of construction, the Applicant shall clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. The superintendent shall ensure that all complaints received are logged noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.	Maintain log demonstrating compliance	Prior to the start of construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
12. PALEONTOLOGICAL RESOURCES				
RMDP/SCP-PR-1: A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. (a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of excavation are being fully monitored for the presence of paleontological resources. The number of required monitors shall be determined by Project's monitoring paleontologist. (b) The older dissected Pleistocene formations have a moderate potential to yield paleontological resources and will require halftime monitoring during all grading activities by a qualified paleontologist(s). Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done at the end of each phase of grading. This reassessment of potential will be used to develop mitigation plans for future phases of development. If fossil production is lower than expected, the duration of the monitoring efforts should be reduced to less than continuous monitoring during all grading activities.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-PR-2: The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-PR-3: Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-PR-4: Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR, and is available for public review at the Los Angeles County Department of Regional	Maintain log demonstrating compliance	Prior to grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.				
RMDP/SCP-PR-5: Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History (or similar institution). Most institutions are now requiring, as conditions for accepting the materials, that significant fossils be prepared, identified to a reasonable level, and catalogued before donation. Therefore, to meet these requirements, prior to the start of Project-related grading, an agreement shall be reached with a suitable scientific repository regarding acceptance of the fossil collection.	Submit copy of curation agreement to LACDRP	Prior to grading	Applicant	• LACDRP
RMDP/SCP-PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.	Maintain log demonstrating compliance	During grading/ following completion of grading	Applicant	• LACDRP
RMDP/SCP-PR-7: To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized	Submit final report regarding paleontological monitoring	Following completion of grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.				
13. PUBLIC SERVICES—SHERIFF PROTECTION AND SCHOOLS				
ES/VCC-PDF-PS-1: Any gated entrances to the Project Site subareas shall incorporate a Knox-Box entry system or equivalent.	Submit building plan(s) showing gate entry systems	Prior to installation of gates	Applicant	• LACFD
ES/VCC-PDF-PS-2: The Project Applicant, its successors or designees shall notify the Los Angeles County Sheriff's Department and California Highway Patrol prior to any Project-related lane closures or other road construction and ensure emergency access remains clear and unobstructed.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-3: During construction, construction signs shall be posted with a reduced construction zone speed limit per guidance from the California Highway Patrol.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-4: Upon completion, the Applicant shall provide the Santa Clarita Valley Station Commander with a diagram of each portion of the Project Site, including	Submit as-built site plans with access routes	Upon completion of development within each planning area	Applicant/ Commercial Developer(s)	• LACSD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
building entries and access routes.		of the site		
ES/VCC-PDF-PS-5: Prior to commencement of construction, the Project Applicant shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize the potential for trespass, theft, and other unlawful activity.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-7: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.	Provide verification of compliance from School	Prior to building permit issuance	Applicant	• LACDPW
ES/VCC-PDF-PS-8: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District.	Provide verification of Compliance from School District	Prior to building permit issuance	Applicant	• LACDPW
14. TRANSPORTATION/TRAFFIC				
ES/VCC-PDF-TR-1: Prior to any construction activities and/or issuance of required encroachment permits from the County of Los Angeles, the City of Santa Clarita, and/or Caltrans, a detailed Construction Traffic Management Plan shall be submitted to the relevant agency or agencies for review and approval, consistent with each agency's established codes and procedures. The Construction Traffic Management Plan shall include the following, as required by the applicable agency or agencies: • Provisions for traffic control during all phases of	Submit Construction Traffic Management Plan	Prior to construction and/or issuance of encroachment permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction activities to improve traffic flow on public roadways (e.g., flag persons), as needed; • Scheduling construction activities to reduce the effect on traffic flow on arterial streets, including limiting construction worker arrivals immediately prior to opening hours at Six Flags Magic Mountain; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers on streets impacted by Project construction; • Detour signs, as needed; • Provisions to configure construction parking to minimize traffic interference; • Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the roadway construction (mitigation) activities during all phases of construction activities; • Provisions to maintain emergency access at all times in the event temporary lane closures are necessary for the installation of utilities; and • With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas.				
RMDP/SCP-TR-5: The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Certified EIR] Alternatives 2, 3, and 7 only.)				
RMDP/SCP-TR-7: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2 through 7.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW
RMDP/SCP-TR-8: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Via Princessa east of Santa Clarita Road by increasing the planned six-lane roadway to a six-lane roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, 4 and 5 only.) *(As a clarification, Via Princessa would be increased from a planned six-lane roadway to an eight-lane roadway. The VCC Project's fair share of the cost of this improvement is 0.2%.)*	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to start of construction of this portion of Via Princessa	Applicant	• LACDPW
15. WILDFIRE				
ES/VCC-PDF-WF-1: Prior to any construction activities, a detailed Construction Fire Prevention Plan (CFPP) shall be prepared for the Modified Project and submitted to the Los Angeles County Fire Department (County Fire) for review and approval. The CFPP shall designate fire safety measures to reduce the possibility of fires during construction activities, including fire watch during hot works and heavy machinery activities (e.g., welding), spark arresters on all equipment, water supply via hose lines attached to hydrants, or a water tender pursuant to County Fire requirements, red flag period restrictions, and	Submit Construction Fire Prevention Plan	Prior to commencement of construction	Applicant	LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mandatory on-site fire resources. Employees would be presented with basic prevention fire training upon employment and the on-site safety officer and/or supervisor/foreman shall maintain documentation of training. Training shall include reviewing the Modified Project's Fire Protection Plan, and Occupation Safety and Health Administration (OSHA) Fire Protection and Prevention guidance on the proper response and notification of a fire and the use of fire extinguishing equipment. A site safety officer shall be responsible for the implementation of the CFPP, ensuring fire control equipment are maintained in good working conditions, monitoring combustibles onsite, conducting fire safety surveys, posting fire rules in an area visible to employees, stopping work activities that pose a fire hazard or are not in compliance with the CFPP, and reporting all fire ignited on site to County Fire.				
ES/VCC-PDF-WF-2: Prior to bringing lumber or combustible materials related to building construction onto the Modified Project Site, site improvements within the active development area shall be in place, including utilities, operable fire hydrants, and an approved, temporary roadway surface and fuel modification zones shall be established. Combustible materials may be utilized on-site prior to stated site improvements as needed for providing the improvements (e.g., wood forms for cast-in-place concrete). The applicant shall submit site improvement plans to County Fire prior to the issuance of the building permits.	Submittal of site improvement plans	Prior to issuance of building permits	Applicant	• LACFD
ES/VCC-PDF-WF-3: All vegetation management with the Fuel Modification Zones (FMZs) and common areas shall	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
be completed annually by May 1 of each year. Vegetation management may be completed more often for fire safety if determined necessary by County Fire. The Modified Project Homeowners' Association (HOA) or equivalent entity shall be responsible for the annual maintenance of all vegetation management within the FMZs in the common areas ensuring compliance with Los Angeles County Fire Department (County Fire) fuel modification guidelines. Property owners will be responsible for maintaining the Ember Resistant Zone (ERZ) and any fuel modification within their property. The annual maintenance would be managed and maintained by the Modified Project HOA through a qualified contractor that shall be required to meet fire safety requirements regarding equipment, the timing of maintenance, and fire suppression capabilities. Maintenance activities would include but not be limited to removing dead and dying material, removing undesirable plant species, and conducting thinning activities to maintain adequate spacing requirements. The Modified Project HOA or similar entity shall be responsible for ensuring the long-term funding and ongoing compliance with all provisions of the FPP including, vegetation planting, fuel modification of the perimeter areas, vegetation management on all common areas including roadsides, and open space areas under their control (if not considered Entrada Spineflower Preserve). The Modified Project HOA shall be responsible for the implementation of the annual FMZ maintenance subject to ongoing enforcement by County Fire.				
ES/VCC-PDF-WF-4: By June 1 of each year, a third-party inspector shall be hired by the Modified Project HOA	Include the requirement	Prior to issuance of	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
or equivalent entity to conduct an annual inspection of the Fuel Modification Zones (FMZs), including the Ember Resistant Zone (ERZ) and FMZs that are within private property. The inspector would evaluate the FMZs for compliance with regulations and that they are operating accordingly. The inspector shall notify the HOA of any non-compliant FMZs, recommend measures for remediation, and a timeframe for reinspection. The Modified Project HOA shall be responsible for the long-term funding of the inspections. An inspection report shall be submitted to County Fire each year documenting inspection results and compliance with County FMZ requirements.	in the CC&Rs	building permits		
ES/VCC-PDF-WF-5: The Modified Project residents and occupants shall be provided with ongoing education regarding wildfire, the FPP, and the Wildland Fire Evacuation Plan. The education program would support fire safety, evacuation practices, and fire safety features designed for the community. The Wildfire Education Program would provide target outreach to residents and occupants living in a fire risk area and would be a layered approach to maintaining high wildfire risk awareness that includes active and passive features. Contents of the educational program would be reviewed and approved by Los Angeles County Fire Department (County Fire) before printing and distribution. The Modified Project HOA or similar entity shall be responsible for the ongoing funding and maintenance of the wildfire education program. The educational program shall consist of the following: 1. Bi-annual email and mailers: Residents and occupants will be provided with bi-annual emails and	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mailers in April and in August. Mailers would be sent to each property address and property owners would receive digital copies. Property owners would be highly encouraged to share this information with tenants should they choose to rent their property. The mailers and emails would include information such as reminders about annual defensible space inspections, maintaining the Ember Resistant Zone (ERZ), how to prepare for wildfire season, evacuation information, and how to prevent wildfires. There would also be links to various resources on where to get trusted information such as County Fire, 211 LA County, and Ready LA County. 2. Website: There shall be a dedicated community website with more detailed information and resources about wildfire awareness and prevention. The website would serve as a centralized resource for the fire education program and include information from the FPP. The website will also have fire watch and red flag warning alerts, as well as information on restrictions during fire weather conditions. Residents will also be able to use the website to sign up for an annual residential defensible space inspection from the HOA Fire Committee. 3. Community workshops and webinars: Two times a year there shall be either in-person or virtual community workshops. The goal of the workshops would be to cover various fire topics more in-depth. For example, this could include having a County Fire representative come to meet the community, a workshop on how to make a go-bag, a workshop on how to make a residential evacuation plan, or how to				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
maintain the home ignition zone. 4. New resident packet: All residents and new residents in the future shall also be presented with a wildfire awareness and safety package upon purchase or rental of a home. This would also be given to businesses as part of their employee training program. Within the package will be a memory stick with the evacuation plan, a list of fire protection features, information on the regional fire hazard, prohibited activities in fire risk areas, how to build a go-bag, and a list of agencies and resources for receiving trusted information. 5. Emergency alert campaign: Residents and businesses would be encouraged to sign up for Alert LA County. Alert LA County is the mass notification system for emergency alerts, weather alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies. The campaign shall occur annually and encourage residents to sign up for Alert La County. Reminders would also be sent out in the bi-annual mailers and emails, on the community website, in the workshops, and the new resident package. 6. Fire watch groups: Within the community, there shall also be volunteer fire watch groups. These would be residents or businesses who volunteer to participate in a fire watch group for the community. During red flag warning days, this group would be responsible for reminding businesses and residents of fire-safe practices and restrictions. During red flag warning				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
days, the fire watch group would also maintain vigilance of potential fires and would be trained on procedures for alerting County Fire in the event of a fire. 7. HOA fire safety committee: The fire safety committee shall be responsible for overseeing the maintenance of community-wide fire protection features. Residents would be able to report fire hazards or hazardous fuel conditions to the HOA committee for remediation. The committee will be responsible for the coordination of the 3rd party Fuel Modification Zone (FMZ) inspections and the volunteer residential defensible space inspections. The committee shall also be responsible for organizing and coordinating an annual education workshop on how to maintain the ERZ. The committee shall also be responsible for the creation and distribution of the educational program for the Modified Project. The committee would serve as a communication link between County Fire and the community.				
ES/VCC-PDF-WF-6: The Modified Project shall formally adopt, practice, and implement a "Ready!, Set!, Go!" approach to evacuation through the creation of a Wildland Fire Evacuation Plan (WFEP) for the Modified Project. The WFEP would be based on standard evacuation planning used by the Los Angeles County Office of Emergency Services and provide residents and occupants with potential egress route information and procedures. The WFEP would be provided to the Entrada South and VCC residents and commercial tenants and posted on the community website. The WFEP would be reviewed by residents at least annually through organized meetings	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and educational outreach by the HOA, Community Services District, or other means.				
RMDP/SCP- PH-7: All development of the Newhall Ranch Specific Plan site and the VCC and Entrada Planning Areas shall be in compliance with the provisions of Los Angeles County Code, Title 21, Chapter 21.24, for secondary evacuation access. (This mitigation measure would be achieved through compliance with the referenced County Code regulatory provisions, which establish secondary evacuation access standards. Because the Modified Project is required to comply with the County Code provisions referenced in this measure, no further action on this measure is required.)	Submit plans indicating compliance	Prior to issuance of building permits	Applicant	• LACDRP
RMDP/SCP- PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d)	Submit Wildfire Fuel Modification Plan	Prior to issuance of building permits	Applicant	• LACFD • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.				

[a] *As indicated below, the Project Applicant will, as appropriate, maintain an implementation log to document compliance with various mitigation measures and PDFs identified in this MMRP. Results contained in the implementation log will be submitted to the County in the Project Applicant's annual report to the extent applicable. Depending on the nature of the measure, compliance may be documented in a single occurrence (i.e., once the action is completed) or on an ongoing or periodic basis, as appropriate based on the specific requirements of each measure.*

[b] *All VCC measures included herein are excerpted from the Mitigation Monitoring Program (MMP) adopted at the September 17, 1991, Los Angeles County Board of Supervisors meeting, at which meeting the Board certified the VCC EIR (SCH No. 1987-123005). The measures within that MMP had different numbering, but the text of the measures remains unchanged herein.*

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

Table 14
Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries

Trees	
red willow	*Salix laevigata*
arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii*
black cottonwood	*Populus balsamifera* ssp. *trichocarpa*
western sycamore	*Platanus racemosa*
Shrubs	
mulefat	*Baccharis salicifolia*
sandbar willow	*Salix exigua*
arrow weed	*Pluchea sericea*
Herbs	
mugwort	*Artemisia douglasiana*
western ragweed	*Ambrosia psilostachya*
cattail	*Typha latifolia*
bulrush	*Scirpus americanus*
prairie bulrush	*Scirpus maritimus*

This is a recommended list. Other species may be found suitable based on site conditions and state and federal permits.

Table 15
Additional RMDP/SCP BIO-22c Oak Tree Replacement Ratios

Trunk Diameter*	Mitigation Ratio
8–35	0.5:1
36+	2.5:1

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

Table 16
Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type

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

APPENDIX 2

MITIGATION MONITORING AND REPORTING PROGRAM— ACRONYMS, SHORTENED TERMS, AND ABBREVIATIONS

ACOE	Army Corps of Engineers
AEA	Additional Environmental Analysis
AEA	Additional Environmental Analysis
AG	Agriculture and Forest Resources
APLIC	Avian Power Line Interaction Committee
AQ	Air Quality
BACT	Best Available Control Technology
BIO	Biological Resources
BMP	Best Management Practices
Cal/OSHA	California Division of Occupational Safety and Health
CalGEM	California Geologic Energy Management Division
Cal-IPC	California Invasive Plant Council
Caltrans	California Department of Transportation
CAM	Cismontane alkali marsh
CARB	California Air Resources Board
CBC	California Building Code
CC&R	Covenants, Conditions, and Restrictions
CDFG	California Department of Fish and Game (became CDFW)
CDFW	California Department of Fish and Wildlife (formerly CDFG)
CFPP	Construction Fire Prevention Plan
CGS	California Geological Survey

CHP	California Highway Patrol
CLAOTO	County of Los Angeles Oak Tree Ordinance
CLWA	Castaic Lake Water Agency
CMIP	Comprehensive Mitigation Implementation Plan
CNLM	Center for Natural Lands Management
Corps	Army Corps of Engineers
County Fire	Los Angeles County Fire Department
CR	Cultural Resources
CUP	Conditional Use Permit
CVN	Compliance Verification Notice
DAPTF	Declining Amphibian Populations Task Force
dbh	diameter at breast height
DOGGR	Department of Conservation, Division of Oil, Gas and Geothermal Resources (now CalGEM)
DPW	Department of Public Works
E-Bikes	Electric Bikes
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ERZ	Ember Resistant Zone
ES	Entrada South
EV	Electric Vehicle
FHWA	Federal Highway Administration
FMZ	Fuel Modification Zone
FPP	Fire Prevention Plan
GEO	Geology and Soils
GHG	Greenhouse Gas
GPS	Global Positioning System

GRR	Geomorphology and Riparian Resources
HARC	Hybrid Assessment of Riparian Communities
HOA	Home Owners' Association
IPM	Integrated Pest Management
ITP	Incidental Take Permit
JPA	Joint Powers Authority
LACDAC	Los Angeles County Department of Arts and Culture
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LID	Low Impact Development
MM	Mitigation Measure
MMP	Mitigation Monitoring Program
MMRP	Mitigation Monitoring and Reporting Program
MOU	Memorandum of Understanding
MTCO2e	Metric Tons Carbon Dioxide Equivalent
NEV	Neighborhood Electric Vehicle
NLMO	Natural Lands Management Organization
NOAA	National Oceanic and Atmospheric Administration
NOI	Noise
NPDES	National Pollutant Discharge Elimination System
OSHA	Occupation Safety and Health Administration
PDF	Project Design Feature
PH	Potentially Hazardous
PR	Paleontological Resources

PS	Public Services
Retrofit Program	Building Retrofit Program
RMDP	Resource Management and Development Plan
RMDP/SCP	Resource Management and Development Plan and Spineflower Conservation Plan
RMP	Resource Management Plan
RMW	RMW Paleo Associates, Inc.
RWQCB	Regional Water Quality Control Board
SCAQMD	Southern California Air Quality Management District
SCE	Southern California Edison
SCGC	Southern California Gas Company
SCP	Spineflower Conservation Plan
SCPWD	Santa Clarita Public Works Department
SCV Water	Santa Clarita Valley Water
SEA	Significant Ecological Area
SEIR	Supplemental Environmental Impact Report
SMA	Special Management Area
SoCalGas	Southern California Gas Company
SOON	Surplus Off-Road Opt-In for NO_X
SP	Specific Plan
sq. ft.	square feet
SUSMP	Standard Urban Stormwater Mitigation Plan
SW	Jurisdictional Waters and Streams
SWPPP	Stormwater Pollution Prevention Plan
TDM	Transportation Demand Management
TMO	Transportation Management Organization
TR	Transportation/Traffic

TSF	thousand square feet
USFWS	United States Fish and Wildlife Service
UTS	Unarmored Threespine Stickleback
VCC	Valencia Commerce Center
VMT	Vehicle Miles Traveled
VR	Visual Resources
WEAP	Worker Environmental Awareness Program
WF	Wildfire
WFEP	Wildland Fire Evacuation Plan
WQ	Water Quality
WS	Water Supply
ZNE Report	Zero Net Energy Confirmation Reports
ZNE	Zero Net Energy

OAK TREES:
Care and Maintenance



This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or
- equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://www.fire.lacounty.gov

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
http://planning.co.la.ca.us

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES : DEEP GREEN, 3"-4" LONG : PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS : FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERLY BY AGRICULTURE and URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES : GLOSSY GREEN, 1"-3" LONG : SPINY, ROUNDED, AND HOLLY-LIKE : BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WISLIZENii

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES : DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS :
CALIFORNIA BLACK OAK : QUERCUS KELLOGGi
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGGLMANNii

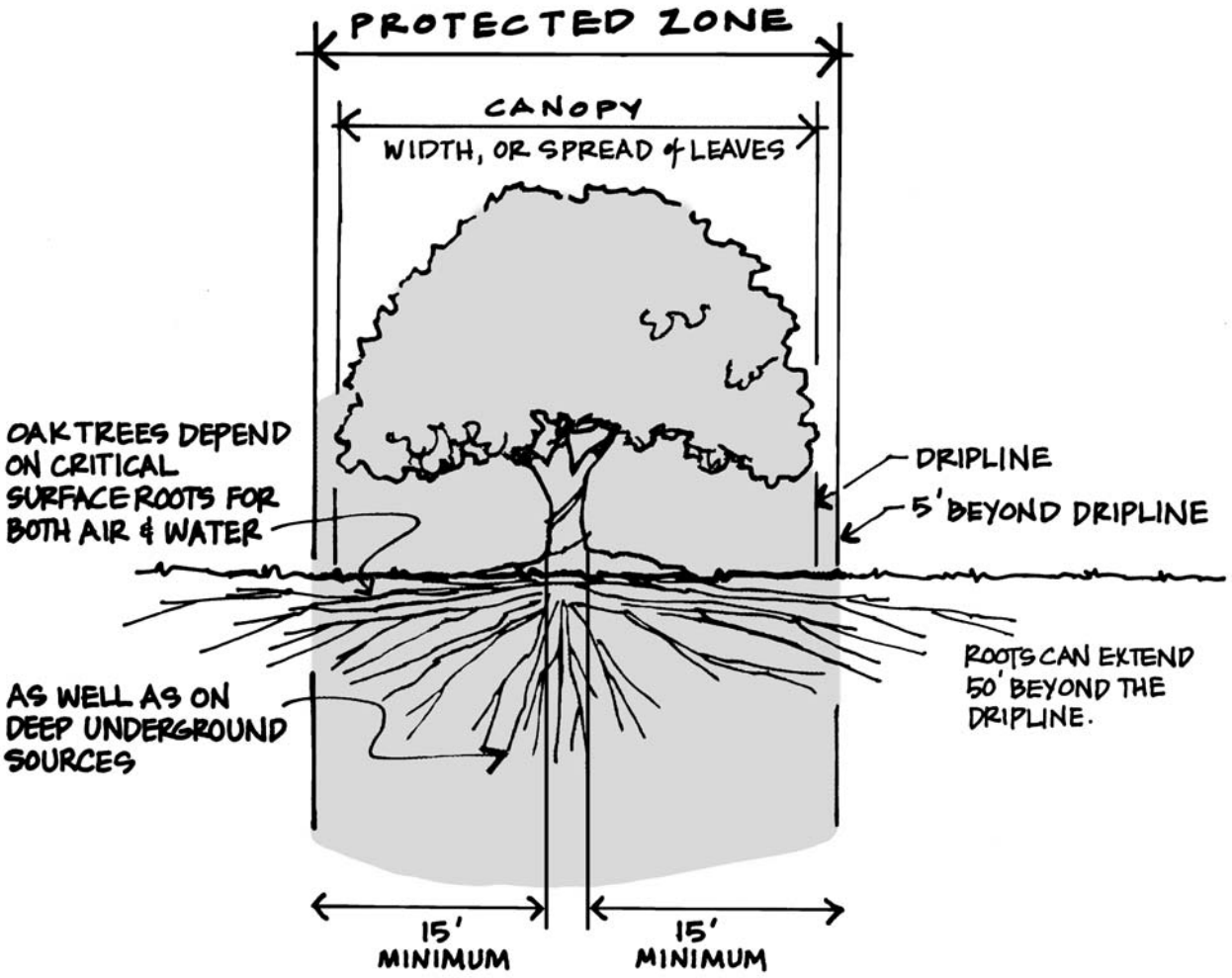
THE PROTECTED ZONE

The ***protected zone*** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

> "The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

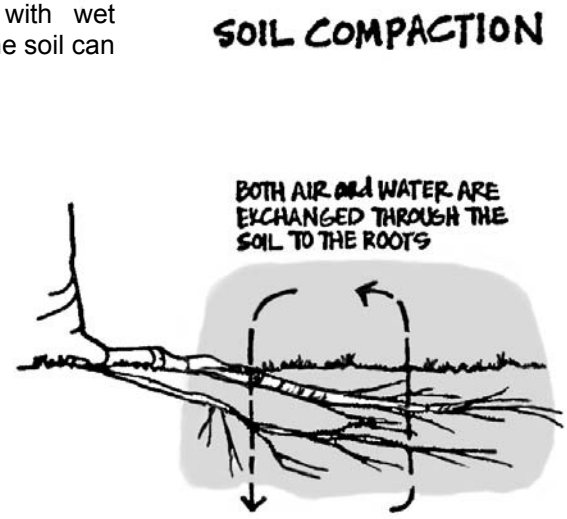
If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

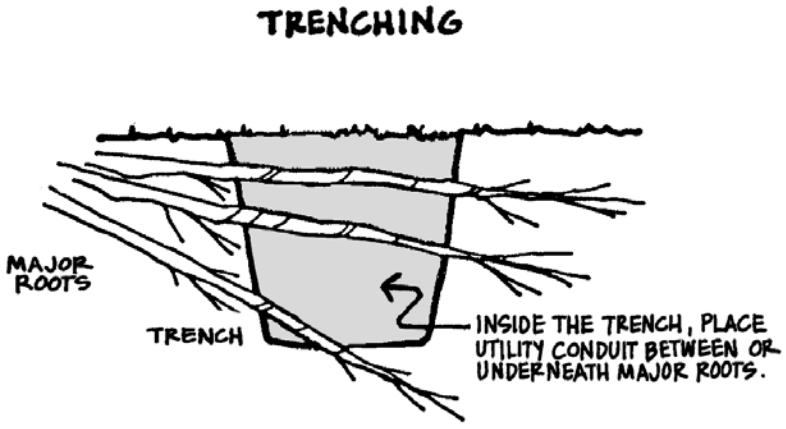
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

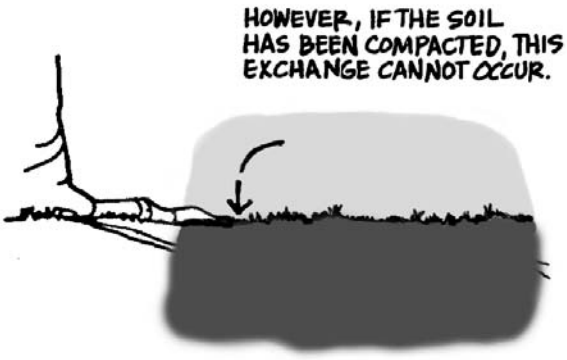
Soil Compaction and Paving

The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).







MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

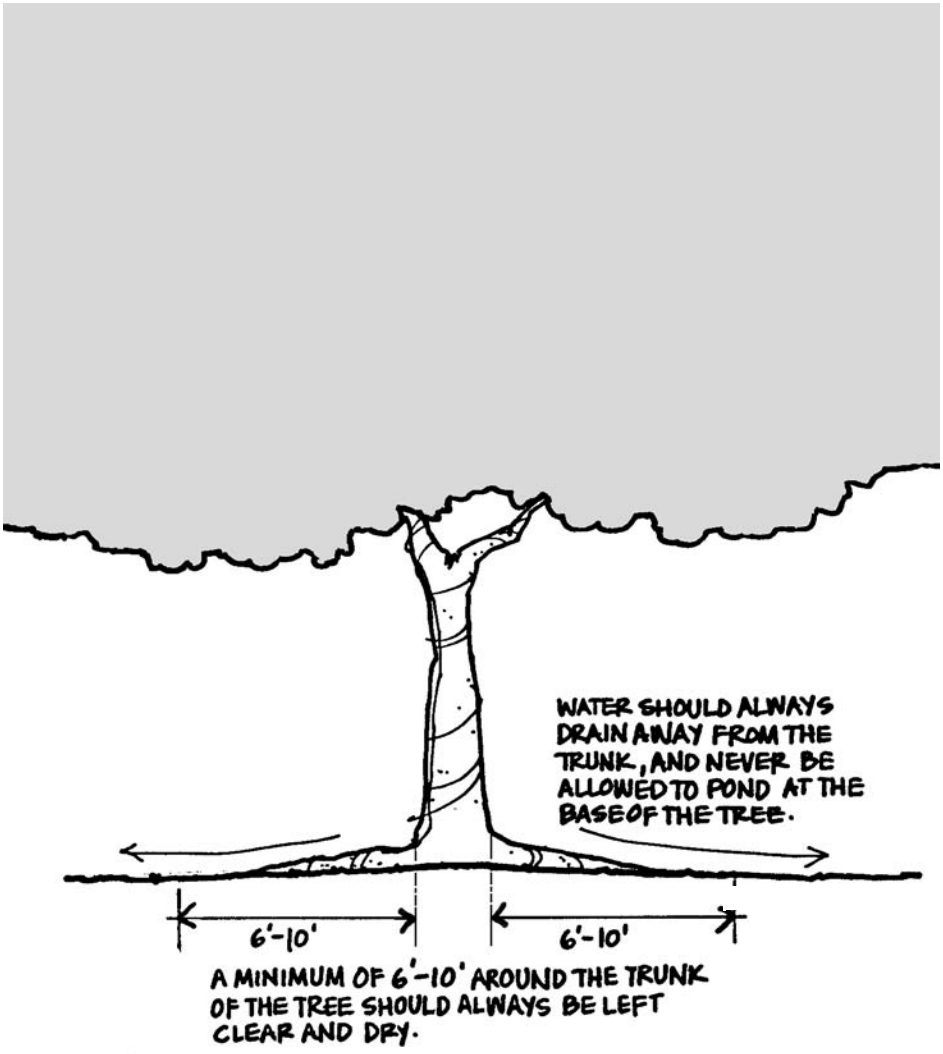
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for “dry shade.” Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
Arctostaphylos densiflora 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
Arctostaphylos edmundsii Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
Arctostaphylos hookeri Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
Ceanothus griseus horizontalis Carmel Creeper	Less than 2 1/2’ tall, low & creeping. Clusters of small blue flowers.
Heuchera spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3” high and spotted with red or pink.
Mahonia aquifolium compacta Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
Ribes viburnifolium Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
http://www.fire.lacounty.gov/forestry

University of Califonia
Oak Woodland Conservation Workgroup
http://ucanr.edu/sites/oak_range/

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

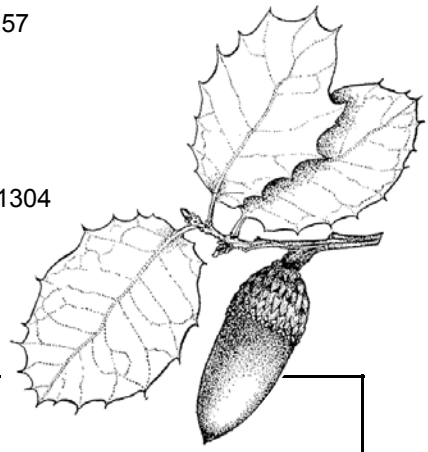
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup at http://ucanr.edu/sites/oak_range/**

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.

County of Los Angeles Fire Department
Forestry Division

County of Los Angeles
Board of Supervisors

Hilda L. Solis, First District
Mark Ridley Thomas, Second District
Sheila Kuehl, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Daryl L. Osby, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720

www.fire.lacounty.gov

LA COUNTY PLANNING

SENSITIVE HILLSIDE DESIGN MEASURES CHECKLIST

INFORMATION:

An online **DRP - Base Application - Permits and Reviews** must be completed via EPIC-LA (https://epicla.lacounty.gov). Incomplete applications will not be accepted. Please refer to "File An Application" (planning.lacounty.gov/how-do-i/file-an-application).

Applicants are advised to consult with planning staff prior to applying at **213-974-6411** or info@planning.lacounty.gov.

OVERVIEW

The policies of the Los Angeles County General Plan ("General Plan"), and area and community plans where applicable, seek to preserve significant natural features in hillside areas. These Hillside Design Guidelines ("Guidelines") are intended to implement those policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines also help ensure that hillside development projects are designed in a manner that allows the project to meet the findings of the Hillside Management Areas Ordinance ("Ordinance"). To accomplish this goal, these Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects.

Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project. The design techniques most appropriate for a project to achieve the purpose of the Ordinance shall be determined by the applicant and the Director.

The Guidelines are encouraged but optional for all other hillside projects not subject to the Ordinance. Hillside Management Areas ("HMAs") have 25% or greater natural slopes; however, development on 24% or "lesser" slopes can have negative impacts on hillside terrain that could be minimized by following these Guidelines.

The Guidelines are divided into five major design categories containing a variety of sensitive hillside design measures. The five major categories are:

- Site Planning
- Grading and Facilities
- Road Circulation
- Building Design
- Landscaping

For substantial compliance with the Ordinance, projects must use the design measures contained in the Guidelines that reasonably can be implemented in the project design. The project applicant should consult and coordinate with County staff to determine the most appropriate design measures. While the design measures are not individually weighted in the Guidelines, more weight may be given to a particular design measure based on the location, context, size and/or complexity of the project. No individual design measure should be used as a sole means to deny or recommend denial of a project; rather, all characteristics of a project's design "as a whole" should be taken into consideration when making a final determination. The

Hearing Officer, Regional Planning Commission or Board of Supervisors is the final authority in determining whether required Ordinance findings can be made for a project.

Due to the variety, size, geology, hydrology, and complexity of development projects, there is no set number of design measures required in a project to ensure that it, as stated in subsection B of County Code Section 22.104.010: Hillside Management Areas, preserves and enhances the physical integrity and scenic values of HMAs, provides open space, and is compatible with and enhances community character. Staff and project applicants are advised that **four design measures per category** (Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping) is typically the appropriate number of design measures to be included in a project to allow the required Ordinance findings to be made for that project.

Staff and applicants are also advised that these numbers are general recommendations, and not absolute requirements. Because projects are tailored to the individual site requirements and conditions, it is possible that more or less measures may be appropriate. When considering whether to support a request for a lower number of measures from an applicant, factors that staff may consider include density, the size of the project, or whether the project is able to meet several partial credit design measures.

In situations where it is unclear whether a design measure is being fully utilized, County staff will use its recommendation for whole or partial design measure "credit" towards satisfying the Ordinance findings. Half-credit may be given for a design measure if the project design does not fully meet the design measure but partially satisfies it to the satisfaction of the County. Staff will also work with project applicants to determine which design measures can be implemented as project conditions of approval.

OTHER STANDARDS

In addition to meeting Ordinance findings, all projects are also subject to applicable Plans, County policies, the Zoning Code and Subdivision Ordinance, Healthy Design standards, and the California Environmental Quality Act. These standards or policies could influence which design measures to use within a project.

FACTORS AFFECTING RESIDENTIAL DENSITY

Sensitive hillside design techniques can be used to achieve a better project design while still maintaining a desired number of dwelling units. The General Plan land use designation ("plan category") establishes the appropriate residential density range for a project, including the density maximum. However, there are a number of other factors that can affect the project's density, such as:

- Land division standards (minimum lot size, lot width, street frontage and access)
- Zoning designation (minimum lot size/lot area per dwelling unit)
- Zoning standards (building setbacks, maximum lot coverage)
- Biological constraints (such as woodlands and wildlife habitats and corridors)
- Natural environmental hazards (such as geologic, seismic, fire, flood)
- Open space and parking requirements
- Public easements and dedications (such as for utilities)
- Community compatibility and neighbor concerns

LAND DIVISIONS

Past development patterns within the unincorporated County suggest that the largest hillside projects involve land divisions. Land divisions often have large amounts of grading along with the creation of new infrastructure and landscaping. While it should be expected that more design measures will be applicable

to land divisions, quantity should not be confused with quality. Smaller land divisions and non-land division projects should be evaluated not only by the number of design measures utilized but also by how effectively they are used to achieve a sensitive hillside design.

Use this checklist to track which of the Sensitive Hillside Design Measures are included in a project.

Use the "Notes" column to provide additional information where needed, such as where or how a design measure is shown on the plans; whether a design measure is only partially satisfied; or whether a design measure will be incorporated into the conditions of approval.

Date:

Project Number: Entrada South Project (Project Nos. 00-210)

Planner: Jodie Sackett

1. Site Planning

Conserve land area and form, link open spaces, and promote a more attractive pattern of development that complements the hillside terrain.

Design Measure	Shown on plans	Does not apply	Notes
1.1. Locate 50% or more of the project's buildings and developable lots within 500 feet (ft.) of existing sewer, water and roadway infrastructure.	X	☐	32% of the project's buildings and 51% of developable lots will be located within 500 feet of existing sewer, water, and roadway infrastructure.
1.2. Locate at least 50% of the development footprint on the flattest portions of the site[1] (i.e., those areas having slopes of less than 25%) when that area does not contain rare, sensitive, or State or federally listed threatened or endangered species.	X	☐	The project provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. The project has maximized the development footprint in the areas with less than 25% slope. In addition, 41% of the development footprint covers the flattest portions of the original site (areas with slopes less than 25%). All sensitive areas are avoided by development.

1.3. Utilize all previously graded or disturbed areas on the site for new development to the greatest extent possible, before developing new areas, so that new development within undisturbed areas is reduced.	X	☐	The project utilizes previously graded or disturbed areas on the site (i.e., slopes and basins previously created for Magic Mountain Parkway and the basin under Planning Area 14).
1.4. For new land divisions, contain at least 75% of developable lots within blocks that have a perimeter of ¼ mile (1,320 ft.) or less, measured from the roadway centerline. *(Note: The purpose of this design measure is to avoid unattractive "superblocks" of development on the hillside and instead use smaller block sizes that are more distinguishable from each other and can better fit in with the natural topography.)*	X	☐	The project's multi-family developable lots contain multiple units and serve as separate neighborhoods. The internal drives make up small "blocks" that are predominantly less than one quarter mile and therefore avoid the creation of "superblocks" on hillsides.

[1] "Site" referred to in the Design Measures means the "project site" or "subject property."

1.5. For new land divisions, where lot clustering is allowed and compatible with community character, reduce all single-family lot sizes to 15,000 square feet (sf.) or less.	☐	X	The project provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. This provision does not apply because multiple single-family homes have been clustered on a condominium lots; accordingly, the project does not contain single-family residential lots.
1.6. For new land divisions, utilize a variety of small, medium and large lot sizes (such as 5,000, 10,000 and 20,000 sf.) in such a manner that it will produce different building layouts and sizes.	X	☐	The project provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. In addition, although the project does not contain single-family residential lots, the project utilizes a variety of housing densities and types on multi-family condominium lots with varying lot sizes to produce different building layouts and sizes.
1.7. Throughout the project site, differentiate elevations so that elevations between adjacent pads, between adjacent blocks, or between adjacent streets, range from 1 to 30 ft.	X	☐	Design measures have been taken to differentiate elevations so that elevations vary between pads. The majority of the project's multi-family lots have varying elevations so that elevations between adjacent pads, between adjacent blocks, or between adjacent streets, range from one to 30 feet.
1.8. Place the narrow side of the lot (or building pad) such that it allows the building façade to face the roadway.	☐	X	The project does not contain single-family lots. The project's multi-family lots do not necessarily have a "narrow side" and have buildings in varying directions, with most front doors away from the internal driveways.
1.9. Utilize terraced building pads in select areas within the site to preserve slopes that exceed 50%.	X	☐	The project generally follows the existing

			landform by stepping its pads in a similar manner to the existing descending ridges. Existing slopes that are greater than 50% tend to undulate and are oriented in all directions. Multi- family lots are not small enough to conform to complex landforms, but the
1.10. Preserve the most prominent and unique slopes, hilltops and ridgelines[2] on the site for recreational uses within dedicated (or common) open space areas.	X	☐	The project provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. The project is preserving the highest points on the project site and the project is also preserving the most prominent canyon. These areas are retained as open-space.
1.11. Exceed the minimum Ordinance open space acreage requirements by 10% or more.	X	☐	The project contains 57.3 acres of Open Space, 25.5 acres of Park/Rec, and 58.2 acres of undisturbed Natural Open Space. That is 36% of the total project area.
1.12. Preserve contiguous undisturbed open space throughout the site, utilizing segments of land that are at least 150 ft. wide.	X	☐	The project provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. In addition, utility easements along the southern edge of the site are more than 300 feet wide.
1.13. Utilize at least 25% of the overall project's disturbed (improved) open space for recreational purposes.	X	☐	The project provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. The project uses 30 percent of its designated open space for recreational purposes.
1.14. Locate and design improved open space as a buffer (recommended at least 50 ft. wide) between undisturbed open space and development.	X	☐	The project provides a clustering design to reduce impacts to sensitive habitat and

			preserve hillside and open space associated with the spineflower preserve. Except for small parts of two planning areas, the project has improved open space between undisturbed open space and development. For the two small parts of the planning areas that do not have this buffer, there is still 15 feet or more of lot setbacks between the development and open space.
1.15. Create scenic vista points at prominent locations such as hilltops and ridgelines, providing amenities[3] at the points and making them accessible to the public. When provided, this shall count as improved open space.	X	☐	The project provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. In addition, the project's park and largest recreational center overlook the restored Unnamed 2 canyon.
1.16. Provide private (connector) trails or pedestrian paseos that link together all of the project's open space areas (1 acre or larger) and connect to any onsite or offsite public trails.	X	☐	The project includes private trails that link together all of the open space areas and onsite and offsite public trails.
1.17. For new land division blocks of development that exceed 800 ft. between intersections, design mid-block through-paths such as trails or pedestrian paseos, that connect to intervening streets or open space areas, and make the paths accessible to the public.	X	☐	Between planning areas there are trails and at midblock there are pedestrian access points.

2 When ridgelines are mapped as "significant ridgelines" by the County, the stricter regulations applicable to those ridgelines shall apply and staff shall determine whether it is appropriate to give credit for this Design Measure.

3 Such as decks, seating arrangements, overhead cover (trellis or gazebo), landscaping and shade trees, and information signs for landmarks or points of interest.

1.18. Use any other site planning techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to are tailored to allow the project to meet the findings required by this Ordinance.	X	☐	In consideration of the site's constraints and topography, the project has clustered a variety of housing types and densities on individual condominium lots. This clustering approach is less impactful than traditional single-family lots which include larger individual fee lots with lower densities, with wider streets and generally more infrastructure. The condominium lots allow for higher densities, yet require less infrastructure through the use of private drives and firelanes as opposed to public streets. The project has situated these condominium lots around existing infrastructure that has been designed to accommodate the densities and uses proposed.
TOTAL	16		

2. Grading and Facilities

Avoid mass landform alteration, preserve the physical shape of the hillside, and maintain pleasant views.

Design Measure	Shown on plans	Does not apply	Notes
2.1. For projects with more than 100,000 cubic yards of onsite earthwork, avoid any mass cut and fill grading that would result a 25 ft. or greater in elevation change from the existing natural grade to the finished manufactured grade at any one point on the site.	X	☐	Due to the nature of the project site, which includes 50-percent slopes and three deep canyons, this design measure is not feasible. 57% of all grading utilizes less than 25' of cut or fill.
2.2. Use contoured grading lines that match or closely match the existing topography, generally avoiding lines that trace 45 to 90 degrees against the natural contour.	X	☐	The project generally follows the existing landform by stepping its pads in a similar manner to the existing descending ridges and to the extent feasible avoids lines that trace

			45 to 90 degrees against the natural contour.
2.3. Utilize undulating banks for graded slopes in order to maintain the natural pattern of the topography to the greatest extent feasible.	X	☐	With minor exceptions due to specific site characteristics that would make undulating banks infeasible, the project's slopes generally undulate to maintain the natural pattern of the topography where feasible.
2.4. Design the project's longer graded horizontal slope surfaces and slope increments (typically 300 or more ft. in length) to be variable in terms of height and spacing to replicate natural topographical patterns, taking into account hydrology design and any sewer, water and storm drain infrastructure.	X	☐	The project follows the existing landform by stepping its pads in a similar manner to the existing descending ridges, which results in variable heights and spacing.
2.5. Locate water tanks and other similar types of structures that are 20 ft. tall or taller so that their highest point is at least 50 ft. below the crest of the highest hilltop or ridgeline, on or off the site, that is located within 500 ft. of the water tank or similar structure.	☐	X	The project does not include any water tanks or similar structures.
2.6. Locate visually intrusive structures (such as water tanks) so that they are hidden from public views, placing them behind hills, buildings, landscaping, existing trees or other more appropriate and attractive screening objects.	☐	X	The project does not include any water tanks or similar structures.
2.7. Avoid berms and block walls that obstruct views from or to buildings. Instead, locate and design the buildings in accordance with the other site planning, road circulation, building and landscaping design measures contained in these Guidelines.	X	☐	The project avoids berms and block walls that obstruct views from or to buildings. However, privacy/yard walls are typically proposed around the individual yard areas associated with the single-family detached condos and town homes.

2.8. Design drainage facilities as multi-purpose site features[4] that are attractively landscaped, conserve water, improve water quality, and provide opportunity for recreational activity. *(Note: These features may be counted towards required open space acreage, as improved open space, if designed to the County's satisfaction. Such features should be located in areas already designated for improvement such as park sites, roadsides, or previously-graded flat areas.)*	X	☐	The project's debris basins are hidden and the restored Unnamed Canyon 2 and certain project water quality basins are surrounded by recreational space and trails.
2.9. Build retaining walls to be less than six ft. in exposed height, and terrace the walls where appropriate and in a manner that does not substantially increase visual impacts.	X	☐	The project is designed to avoid retaining walls greater than six feet with the exception of only two significant retaining walls necessary because of the geography of the site. One wall within Planning Area 1 is not visible to the public. The other wall that is located in Planning Area 14 is taller than six feet because there is limited space between the spineflower Preserve and the existing traffic signal entrance on The Old Road.
2.10. Use earth-tone colors and materials for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces and storm gutters.	X	☐	The plans for the terrace/down drains include colored concrete "to match the soil" and the project's block walls are designed to be split-faced and earth tones.
2.11. Use attractive designs and materials that are compatible with, or that enhance, community character for any walls or fencing used to enclose public facilities (such as debris and retention basins), especially when such facilities are in highly-visible locations and/or are designed as "multi-purpose" site features. *(Note: Safety and security shall be maintained for the facilities when using a more attractive wall or fence design.)*	X	☐	While final plans that specify specific designs and material for walls and fencing are not yet complete, the project intends that they will be compatible with the community character.
2.12. Use any other grading and public facility design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	☐	X	Rather than using novel grading techniques, the project has avoided the sensitive, steeper, or otherwise encumbered portions of the site by clustering a variety of housing types and densities on individual condominium lots. As mentioned previously, this clustering approach is less impactful than traditional single-family lots which include larger individual fee lots with lower densities, which require more grading,

			with wider streets, and generally more infrastructure. The condominium lots allow for higher densities, yet require less infrastructure through the use of private drives and firelanes as opposed to public streets. The project has situated these condominium lots around existing infrastructure that has been designed to accommodate the densities and uses proposed.
TOTAL	9		

3. Road Circulation

Preserve the physical shape of the hillside, maintain good connectivity, and provide scenic roadway views.

Design Measure	Shown on plans	Does not apply	Notes

[4] Subject to the approval of Los Angeles County Department of Public Works.
[5] Subject to the approval of Los Angeles County Department of Regional Planning.

3.1. Provide at least two points of paved roadway access[6] to a County highway (major or secondary) for any project (or portion of development) greater than 50 dwelling units and 10 acres in size. *(Note: This practice should only be considered when the second road connection will not require a substantial amount of additional grading; special consideration may be given when connecting to an adjacent community or providing access to community services such as schools and parks.)*	X	☐	The project includes two points of paved roadway access to a County highway: two collector entrances off of major highway Magic Mountain Parkway. The project also includes one collector entrance off of Westridge Parkway which is a collector. Commercial areas are accessed directly off of major highways.
3.2. Locate and design new roadways to follow the existing natural slope contours, avoiding mass landform alteration and excessive grading.[7]	X	☐	The project generally follows the topography and terrain of the project site. In order to connect to existing intersections outside the project site, some project roads will have to cross over existing ridge lines.
3.3. Utilize private drives instead of public streets on 50% or more of the project road circulation system to allow slightly higher gradients (up to 15%) that result in less grading and better conformance to natural slope contours, taking into account hydrology design and any sewer, water and storm drain infrastructure.	X	☐	Because the project includes larger multi-family housing planning areas along these streets, the streets need to be larger "collector" public streets. While the project includes some private drives, the primary circulation to the site is achieved through public streets. Nevertheless, private drives are used internally for each individual community, lessening the development footprint that would otherwise be required if public streets were used instead.
3.4. Use undulating patterns and varying grades[8] for roadway segments exceeding 1,000 ft. in length.	X	☐	The project includes undulating roadways that generally conform to the topography and terrain of the project site.
3.5. Connect roadways to form blocks wherever feasible (2,000 sf. or less block perimeter), such that at least 75% of the development footprint (to include public facilities) is contained within blocks. *(Note: The purpose of this is to provide good access and connectivity for safety reasons, and to use roadways to buffer development from natural vegetated areas.)*	X	☐	More than 75 percent of the development footprint is located within blocks with at least two points of access. While certain blocks are larger than 2,000 linear feet due to topographical constraints, the project design meets the purpose of this Design

			Measure. We presume the Design Measure means 2,000 linear feet or less block perimeters.
3.6. Use culs-de-sac in limited instances, such as where road connections would require grading into 50% or greater slopes or grading into 25% or greater slopes for a distance of more than 500 ft.	X	☐	The project only includes one cul-de-sac, which is utilized to provide access to a single planning area to conform to the natural topography of the site and limit the necessary grading.
3.7. Provide unpaved trail or paved pedestrian path thru-connections (e.g. pedestrian paseos) for all culs-de-sac. *(Note: Fee-dedicated strips are recommended instead of easements on private lots.)*	☐	X	While the project provides numerous trails and pedestrian path thru- connections, as the project's sole cul-de-sac is located at the edge of the development, it is not feasible to provide pedestrian path thru-connections to that cul-de-sac due to the site's topography.
3.8. Utilize "edge" (single-loaded) roads along at least 50% of the development perimeter, in areas with steep hillside terrain, and to buffer development from undisturbed open space.	☐	X	Due to site topography and the use of multi-family residential planning areas, it is not feasible to utilize single-loaded edge roads along the development perimeter.
3.9. Place all new roadways and paved driveways at least 100 ft. below the crest of the tallest hilltop or ridgeline located onsite, or offsite within 500 ft. of the project boundary.	X	☐	The project's roadways are generally below the tallest hilltop by more than 100 feet.
3.10. Design "split" roadways or landscaped medians to preserve unique or important natural features (such as oak trees or rock outcroppings).	☐	X	There are no unique or important natural features (such as oak trees or rock outcroppings) within the footprint of the project's roadways.

[6] May be a private roadway or fire lane but shall be un-gated, accessible by the public, and of sufficient width to meet Los Angeles County Fire Department requirements.
[7] Subject to the sight distance, signing, striping and marking requirements of Los Angeles County Department of Public Works.
[8] Subject to the maximum allowed street grade requirements of Los Angeles County Department of Public Works.

3.11. Use bridge design techniques that are attractive, maximize the preservation of natural watercourses, and allow easy wildlife migration beneath the bridge (minimum 6 ft. of vertical and horizontal clearance recommended)	☐	X	The project does not include any bridges.
3.12. Use private drives instead of public roadways when it will result in narrower roadway widths that create less grading. *(Note: Private drives should conform to the Los Angeles County Private Drives and Traffic Calming Manual, and should not eliminate sidewalks or reduce sidewalk connections throughout the development.)*	X	☐	Because the project includes larger multi-family housing planning areas along these streets, the streets need to be larger "collector" public streets. While the project includes some private drives, the primary circulation to the site is achieved through public streets. Nevertheless, private drives are used internally for each individual community, lessening the development footprint that would otherwise be required if public streets were used instead.
3.13. Use any other roadway circulation design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	X	☐	Private drives are used internally for each individual community, lessening the development footprint that would otherwise be required if public streets were used instead. These private drives meet the Fire Department's requirement for such development, and are typically narrower than would otherwise be implemented with public streets. This approach helps to enable the project to preserve more of the site's most sensitive areas.
TOTAL	9		

4. Building Design

Promote more attractive views through building siting and orientation, and use of building materials and colors that complement natural hillside features.

Design Measure	Shown on plans	Does not apply	Notes

4.1. Place structures and/or limit their height so that their rooflines are equal to or below the elevation of the roadway grade of the development above.	X	☐	Where feasible, the project utilizes stepped pads that follow the topography and terrain of the site that keep the structures' rooflines equal to or below the elevation of the roadway grade of the development above.
4.2. Utilize terraced (split-level) or "cantilevered" building designs wherever feasible on 25% or greater slopes. *(Note: Split-level homes should have a second floor exterior that is visibly set-back from the first floor exterior so that a terraced profile can be seen from the public view.)*	X	☐	The project utilizes multi-family planning areas where split level building designs are not feasible.
4.3. Use a variety of house, garage and other building placements that better responds to the hillside terrain and created a more interesting and attractive streetscape.	X	☐	The project utilizes multiple multi-family planning areas that generally conform to the terrain of the site with different types of designs that results in an interesting and attractive streetscape.
4.4. Limit building heights to 2 stories (or 25 ft.) when sited on 25% or greater slopes or when the building pad elevation is located less than 50 ft. below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 ft.	X	☐	The project utilizes multi-family planning areas that include some three- story buildings. However, building pads are generally located more than fifty feet below the crest of the nearest hilltop.
4.5. Use a wider variety of architectural treatments and materials[9] for the facades and exteriors of buildings that are located in highly-visible areas on the site (such as main entryways, higher elevations, and isolated lots or building pads that can be seen from public view).	☐	X	Building elevations are not available yet. However, it is anticipated that future home-builders will desire implementation of a variety of architectural treatments and materials for the proposed homes in each of the Planning Areas, similar to the adjacent Mission Village project. The land developer has a procedure which requires pre-screening and approval of each home- builder's architecture to ensure cohesive, high-quality neighborhoods through the master-planned community.

[9] Such as metal, stone, wood, brick, plaster, and concrete.

4.6. Use pitched roofs (at least 1.5:1) and shingles for new residences.[10]	☐	X	Building elevations are not available yet. However, it is anticipated that future home-builders will desire implementation of a variety of architectural treatments and materials for the proposed homes in each of the Planning Areas, similar to the adjacent Mission Village project. The land developer has a procedure which requires pre-screening and approval of each home- builder's architecture to ensure cohesive, high-quality neighborhoods through the master-planned community.
4.7. Utilize architectural design techniques to screen rooftop mechanical equipment from public view.	☐	X	Building elevations are not available yet. However, it is anticipated that future home-builders will desire implementation of a variety of architectural treatments and materials for the proposed homes in each of the Planning Areas, similar to the adjacent Mission Village project. The land developer has a procedure which requires pre-screening and approval of each home- builder's architecture to ensure cohesive, high-quality neighborhoods through the master-planned community.
4.8. Design building exteriors with stonework and/or woodwork that matches rock and tree varieties found in visible locations on the site or in the surrounding community within a distance of one mile. *(Note: Materials shall not be sourced from sensitive or scarce local resources such as oak trees, unless the project design is already removing these materials on site due to other project constraints and reusing them).*	☐	X	Building elevations are not available yet. However, it is anticipated that future home-builders will desire implementation of a variety of architectural treatments and materials for the proposed homes in each of the Planning Areas, similar to the adjacent Mission Village project. The land developer has a

			procedure which requires pre-screening and approval of each home- builder's architecture to ensure cohesive, high-quality neighborhoods through the master-planned community.
4.9. For business signs, use wood construction materials and painted lettering/logos, avoiding the use of metal and plastic, and with 18 sf. or less total sign surface area (10 sf. for projecting signs) per business establishment.	☐	X	While the project's building signs have not been designed yet, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
4.10. Design monument signs to be constructed with wood, stone, brick and/or decorative concrete, and to be no more than 6 ft. in height. *(Note: The placement of all monument signs shall accommodate an adequate line of sight to the adjacent roadway.)*	☐	X	While the project's monument signs have not been designed yet, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
4.11. Limit all signs so that they project upward no higher than the roofline of the building (or nearest adjacent building), and do not disrupt sightlines to the horizon.	☐	X	While the project's signs have not been designed yet, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
4.12. Illuminate signs from the exterior, with downward-projecting, hooded light fixtures that minimize light trespass.	☐	X	While the project's building signs have not been designed yet, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
4.13. Use any other building design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	X	☐	Housing types proposed within Entrada South include an intensified amount of living space within a small development footprint, which affords greater preservation of natural or sensitive areas within the project.
TOTAL	5		

5. Landscaping

Preserve existing vegetation, conserve water and provide more attractive and shaded settings within the developed areas of the hillside project.

Design Measure	Shown on plans	Does not apply	Notes

[10] Subject to approval by the Los Angeles County Fire Department.

5.1. Retain and incorporate 50% or more of existing on-site trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan[11].	X	☐	The project retains and incorporates 35% percent of existing onsite trees and woodlands and will comply with the provisions of Oak Tree Permit 200700018.
5.2. Avoid all healthy[12] oak tree encroachments and removals through the sensitive location and design of development.	X	☐	The project will comply with the provisions of Oak Tree Permit 200700018.
5.3. Landscape all graded slopes and improved open spaces in an attractive manner that accomplishes at least two or more of the following beyond a State or County-required minimum (whichever is more restrictive): a) restores habitat; b) conserves water or improves water quality; c) provides shade for pedestrians and bicyclists; d) enhances slope stability (must landscape all slopes ≥ 5 ft. high); e) increases fire protection; and f) provides recreational opportunities.	☐	X	While the project's landscaping has not yet been fully designed at this level of detail, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
5.4. Utilize native and drought-tolerant trees, shrubs and ground cover over all exposed graded areas.	☐	X	While the project's landscaping has not yet been fully designed at this level of detail, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
5.5. Landscape at least 50% of all graded slopes and improved open spaces at a minimum ratio of one new shrub per 100 sf. of total graded slopes and improved open space area, and one new tree per 800 sf. of total graded slopes and improved open space area.	☐	X	While the project's landscaping has not yet been fully designed at this level of detail, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
5.6. Vary the height, placement and color of appropriate landscaping materials throughout the site.	☐	X	While the project's landscaping has not yet been fully designed at this level of detail, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
5.7. Use a wide variety of local and non-invasive plant species within the project's improved open space areas, matching or exceeding the variety found on-site and listed in the project's plant surveys and biota reports.	☐	X	While the project's landscaping has not yet been fully designed at this level of detail, the project will accommodate this design measure to the extent feasible and consistent with the overall design.

5.8. Plant new native and drought-tolerant trees and shrubs of a sufficient interval, size and height to screen hardscape surfaces and unadorned features such as block walls; infrastructure; and exposed and prominently located building facades.	☐	X	While the project's landscaping has not yet been fully designed at this level of detail, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
5.9. Use plant materials and irrigation systems that, combined, conserve water 20% or more beyond State and County requirements.	☐	X	While the project's landscaping has not yet been fully designed at this level of detail, the project will accommodate this design measure to the extent feasible and consistent with the overall design.
5.10. Reapply the graded topsoil to manufactured slopes and improved open space areas.	☐	X	This approach can be taken into consideration and implemented, where practical, and allowed by County grading code. Graded areas are required to be landscaped, and not all site topsoils onsite may be suitable for the propagation of landscaped areas.
5.11. Use any other landscaping design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	X	☐	Landscape design techniques proposed for the site will conform to a variety of requirements including: fuel modification, native plant species, water efficiency, and aesthetically-pleasing active and passive open spaces for residents.
TOTAL	3		

[11] May require consultation with the County biologist prior to conceptual landscaping plan approval.
[12] As determined by a qualified arborist. Only applies to oaks that are the minimum ordinance size or larger.