

# **MITIGATION MONITORING PROGRAM**

## **SPRING CANYON PROJECT**

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**PREPARED FOR**  
**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**  
**320 WEST TEMPLE STREET**  
**LOS ANGELES, CALIFORNIA 90012**

**OWNER/APPLICANT**  
**VALLEY CANYON PARTNERS, LLC**  
**23622 CALABASAS ROAD, SUITE 200**  
**CALABASAS, CA 91302**

**JULY 8, 2003**

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## **I. INTRODUCTION**

**A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.**

**The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.**

**The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.**

## **Mitigation Monitoring Program**

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

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

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

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District



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<b>GEOTECHNICAL</b>				
The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.				
<ul style="list-style-type: none"> <li>(PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.</li> </ul>	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
<ul style="list-style-type: none"> <li>(PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following:                             <ul style="list-style-type: none"> <li>landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall</li> </ul> </li> </ul>	Project Applicant; Grading contractor; Project geologist  Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan  Review and approval of grading plan	LACDPW  LACDPW	Prior to grading plan approval  Prior to grading; during and post-development inspections

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<p>be prepared during the preliminary and grading plan review stages of the project;</p> <ul style="list-style-type: none"> <li>landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing;</li> <li>landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses;</li> <li>landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.</li> </ul>				
<ul style="list-style-type: none"> <li>(PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.</li> </ul>	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
<ul style="list-style-type: none"> <li>(PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road</li> </ul>	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections



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shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
<ul style="list-style-type: none"> <li>(PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.</li> </ul>	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
<ul style="list-style-type: none"> <li>(PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).</li> </ul>	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
<b>FLOOD HAZARD</b>				
Implementation of all of the following standard (S) and project specific (PS)				

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mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
<ul style="list-style-type: none"> <li>(S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process.</li> </ul>	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
<ul style="list-style-type: none"> <li>(S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.</li> </ul>	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
<ul style="list-style-type: none"> <li>(S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion.</li> </ul>	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
<ul style="list-style-type: none"> <li>(S) Elevate all building pads above the Q<sub>50</sub> storm flow level.</li> </ul>	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>(S) Obtain necessary permits from the United States Army Corps of Engineers</li> </ul>	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

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(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
<ul style="list-style-type: none"> <li>(S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered.</li> </ul>	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
<ul style="list-style-type: none"> <li>(S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act.</li> </ul>	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of <b>grading permit</b>
<ul style="list-style-type: none"> <li>(S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept.</li> </ul>	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to Issuance of <b>grading permit</b>
<b>FIRE HAZARD &amp; PROTECTIVE SERVICES</b>				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

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all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
<ul style="list-style-type: none"> <li>(PS) The project shall include a graded, future fire station lot.</li> </ul>	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
<ul style="list-style-type: none"> <li>(PS) The land value of the future fire station lot shall be assessed prior to building permits being issued.</li> </ul>	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.</li> </ul>	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
<ul style="list-style-type: none"> <li>(S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).</li> </ul>	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
<ul style="list-style-type: none"> <li>(S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit.</li> </ul>	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
<ul style="list-style-type: none"> <li>(S) No combustible material, including</li> </ul>	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

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framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
<ul style="list-style-type: none"> <li>(S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval.</li> </ul>	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.</li> </ul>	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
<ul style="list-style-type: none"> <li>(S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).</li> </ul>	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant.</li> </ul>	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards.</li> </ul>	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

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<b>NOISE</b>				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
<ul style="list-style-type: none"> <li>(S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.</li> </ul>	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> <li>(S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.</li> </ul>	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
<ul style="list-style-type: none"> <li>(S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.</li> </ul>	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

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<ul style="list-style-type: none"> <li>(PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.</li> </ul>	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
<ul style="list-style-type: none"> <li>(PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.</li> </ul>	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
<b>AIR QUALITY</b>				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
<ul style="list-style-type: none"> <li>(S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</li> </ul>	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>Configure construction parking to minimize traffic interference.</li> </ul>	Construction superintendent	On-site inspection	LACDPW	During site preparation

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<ul style="list-style-type: none"> <li>Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> <li>Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> <li>Re-route construction trucks away from congested streets.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> <li>Consolidate truck deliveries when possible.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> <li>Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> <li>Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions.</li> </ul>	Construction superintendent	On-site inspection	SCAQMD	During site preparation



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<ul style="list-style-type: none"> <li>Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> <li>Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> <li>Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> <li>Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.</li> </ul>	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> <li>(S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403.</li> </ul>	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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<p><i>Stationary Sources:</i></p> <ul style="list-style-type: none"> <li>Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.</li> </ul>	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> <li>Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.</li> </ul>	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> <li>Provide shade trees in residential subdivisions to reduce building heating/cooling needs.</li> </ul>	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
<ul style="list-style-type: none"> <li>Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.</li> </ul>	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
<ul style="list-style-type: none"> <li>Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss.</li> </ul>	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
<ul style="list-style-type: none"> <li>Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.</li> </ul>	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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<ul style="list-style-type: none"> <li>Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.</li> </ul>	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
<p>Mobile Sources:</p> <ul style="list-style-type: none"> <li>Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.</li> </ul>	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>Synchronize and/or install traffic signals on streets impacted by project.</li> </ul>	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
<b>BIOLOGICAL RESOURCES</b>				
<p>Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).</p>				

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<ul style="list-style-type: none"> <li>(PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)</li> </ul>	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> <li>(PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&amp;R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding; Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements.</li> </ul>	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
<ul style="list-style-type: none"> <li>(PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of</li> </ul>	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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slender mariposa lily ( <i>Calochortus clavatus gracilis</i> ). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
<ul style="list-style-type: none"> <li>(PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below.</li> </ul>	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the</li> </ul>	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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<b>MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Party Responsible for Mitigation</b>	<b>Monitoring Action</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Implementation</b>
walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
<ul style="list-style-type: none"> <li>b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.</li> </ul>	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
<ul style="list-style-type: none"> <li>c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546:               <ol style="list-style-type: none"> <li>1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon</li> </ol> </li> </ul>	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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<b>MITIGATION MONITORING PROGRAM</b>				
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<p>Road to get to the existing ±10-foot culvert that goes under the 14 Freeway.</p> <p>2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway.</p> <p>3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.</p>				
<ul style="list-style-type: none"> <li>d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and</li> </ul>	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
<ul style="list-style-type: none"> <li>e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.</li> </ul>	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&amp;R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.</li> </ul>	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>g) (PS) A low wall, approximately 3 feet in height, shall be placed at the</li> </ul>	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit



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brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
<ul style="list-style-type: none"> <li>h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.</li> </ul>	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.</li> </ul>	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized</li> </ul>	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
<ul style="list-style-type: none"> <li>k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon.</li> </ul>	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.</li> </ul>	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (<i>Eriodictyon crassifolium</i>) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.</li> </ul>	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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<b>MITIGATION MONITORING PROGRAM</b>				
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<ul style="list-style-type: none"> <li>(PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&amp;R's.</li> </ul>	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.</li> </ul>	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
<ul style="list-style-type: none"> <li>(PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.</li> </ul>	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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<ul style="list-style-type: none"> <li>(PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.</li> </ul>	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> <li>(PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.</li> </ul>	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> <li>(PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible.</li> </ul>	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
<ul style="list-style-type: none"> <li>(PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and</li> </ul>	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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Interface Zones (Zones C and D).				
<ul style="list-style-type: none"> <li>(PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&amp;R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions.</li> </ul>	Project Applicant	Review and approval of final map.	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> <li>(PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.</li> </ul>	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
<ul style="list-style-type: none"> <li>(PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not.</li> </ul>	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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<ul style="list-style-type: none"> <li>(PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.</li> </ul>	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
<ul style="list-style-type: none"> <li>(PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.</li> </ul>	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
<ul style="list-style-type: none"> <li>(PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.</li> </ul>	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
<ul style="list-style-type: none"> <li>(PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.</li> </ul>	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
<ul style="list-style-type: none"> <li>(S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required.</li> </ul>	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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<b>CULTURAL RESOURCES</b>				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
<ul style="list-style-type: none"> <li>(PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of <i>Shadow Pines 2-5</i>.</li> </ul>	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
<ul style="list-style-type: none"> <li>(PS) <i>Shadow Pines 1</i> is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of <i>Shadow Pines 1</i> shall be conducted in accordance with CEQA guidelines.</li> </ul>	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
<ul style="list-style-type: none"> <li>(S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after</li> </ul>	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
<ul style="list-style-type: none"> <li>(S) In accordance with CEQA Guidelines, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.</li> </ul>	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
<b>VISUAL QUALITIES</b>				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				



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impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
<ul style="list-style-type: none"> <li>(S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.</li> </ul>	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
<ul style="list-style-type: none"> <li>(S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.</li> </ul>	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
<ul style="list-style-type: none"> <li>(PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.</li> </ul>	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of</li> </ul>	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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that ridge.				
<ul style="list-style-type: none"> <li>(PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.</li> </ul>	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.</li> </ul>	Project architect	Review and approval of building plans	LACDPW	Prior to Issuance of building permit
<ul style="list-style-type: none"> <li>(PS) Understories and retaining walls higher than six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety.</li> </ul>	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over</li> </ul>	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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effects, while meeting public safety concerns.				
<ul style="list-style-type: none"> <li>(PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.</li> </ul>	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<b>TRAFFIC &amp; ACCESS</b>				
<p>Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level.</p> <p>Mitigation Measures for Project Impacts-County of Los Angeles:</p>				
<p><u>Soledad Canyon Road and State Route 14 Westbound Ramps</u></p> <ul style="list-style-type: none"> <li>The project developer shall install a traffic signal at this location. The project should be given a credit against fees</li> </ul>	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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paid to the "District" within which this signal has previously been identified.				
<u>Soledad Canyon Road and State Route 14 Eastbound Ramps</u> <ul style="list-style-type: none"> <li>The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.</li> </ul>	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
<u>Soledad Canyon Road and Spring Canyon Road:</u> <ul style="list-style-type: none"> <li>The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.</li> </ul>	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
<u>Soledad Canyon Road (SR-14 to Spring Canyon Road):</u> <ul style="list-style-type: none"> <li>In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of</li> </ul>	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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<p>three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.</p>				
<p>Mitigation Measures for Cumulative Impacts - County of Los Angeles:</p> <p><u>Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps</u></p> <ul style="list-style-type: none"> <li>The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.</li> </ul>	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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<p><u>Soledad Canyon Road (East of Spring Canyon Road)</u></p> <ul style="list-style-type: none"> <li>While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge &amp; Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour.</li> </ul>	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
<p>Mitigation Measures for Project Impacts - City of Santa Clarita:</p> <p><u>Soledad Canyon Road and Sand Canyon Road</u></p> <ul style="list-style-type: none"> <li>The mitigation for this location is identical to the cumulative mitigation measure for this location described below.</li> </ul>	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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<b>MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Party Responsible for Mitigation</b>	<b>Monitoring Action</b>	<b>Party Responsible for Monitoring</b>	<b>Monitoring Implementation</b>
<p><u>Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road</u></p> <ul style="list-style-type: none"> <li>The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn.</li> </ul> <p>This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.</p>	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
<p>Mitigation Measures for Cumulative Impacts-City of Santa Clarita:</p> <p><u>Soledad Canyon Road and Sand Canyon Road</u></p> <ul style="list-style-type: none"> <li>The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the</li> </ul>	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

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north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
<ul style="list-style-type: none"> <li>A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary.</li> </ul>	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
<b>SEWAGE DISPOSAL</b>				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
<ul style="list-style-type: none"> <li>(S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement.</li> </ul>	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
<ul style="list-style-type: none"> <li>(S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and</li> </ul>	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS



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operated by that agency.				
<b>EDUCATION</b>				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
<ul style="list-style-type: none"> <li>(S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits.</li> </ul>	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
<ul style="list-style-type: none"> <li>(S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District.</li> </ul>	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
<b>SHERIFF PROTECTION</b>				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

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<ul style="list-style-type: none"> <li>(PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction.</li> </ul>	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
<b>WATER SERVICES</b>				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
<ul style="list-style-type: none"> <li>(S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.</li> </ul>	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.</li> </ul>	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
<ul style="list-style-type: none"> <li>(S) BMP Source Controls – The following BMPs are recommended for the proposed project:</li> </ul>	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

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<ul style="list-style-type: none"> <li>- Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses.</li> <li>- Construction runoff control activities, such as:                             <ul style="list-style-type: none"> <li>- Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time;</li> <li>- Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete;</li> <li>- Use of silt fences around construction areas;</li> <li>- Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch;</li> <li>- Collecting and storing all waste materials in lidded dumpsters;</li> <li>- Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area.</li> </ul> </li> </ul>				construction

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<ul style="list-style-type: none"> <li>(S) BMP Treatment Controls –                      The following BMPs are recommended for the proposed project:                     <ul style="list-style-type: none"> <li>- Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids.</li> <li>- Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface.</li> <li>- Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture.</li> <li>- Multiple systems that are a combination of two or more of the preceding controls in a series.</li> </ul> </li> </ul>	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
<ul style="list-style-type: none"> <li>(PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and</li> </ul>	On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect  Off-site school site – SSSD	Review and approval of Management plan	On-site park areas – LACDPR & LACDPW  Off-site school site – LACDPW	Prior to issuance of occupancy permit

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fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
<b>SOLID WASTE</b>				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
<ul style="list-style-type: none"> <li>(S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP.</li> </ul>	Project occupants	County-wide Implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> <li>(S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.</li> </ul>	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> <li>(S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household</li> </ul>	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

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hazardous materials will be disposed of for municipal refuse collection.				
<ul style="list-style-type: none"> <li>(PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.</li> </ul>	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> <li>(PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.</li> </ul>	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
<b>ENVIRONMENTAL SAFETY</b>				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
<ul style="list-style-type: none"> <li>(PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company.</li> </ul>	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading

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<ul style="list-style-type: none"> <li>(S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.</li> </ul>	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
<b>RECREATION</b>				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
<ul style="list-style-type: none"> <li>(PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site.</li> </ul>	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
<ul style="list-style-type: none"> <li>(S) The applicant shall pay Quimby fees in the amount of \$149,930.</li> </ul>	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
<b>LIBRARY SERVICES</b>				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

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<ul style="list-style-type: none"> <li>(S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant.</li> </ul>	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
<ul style="list-style-type: none"> <li>(S) The Board of Supervisors has adopted a permanent developer fee of \$603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at \$326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.</li> </ul>	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation