Development Agreement
Burden of Proof

1. **BACKGROUND.** The Applicant, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC (Applicant), requests, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), Development Agreement No. RPPL2025003357 with the County. The Development Agreement for the Entrada South and VCC Project vests the Applicant's right to develop and operate the Project to the full extent allowed by the Project's entitlements and the County's Existing Rules (as defined in the Development Agreement) in exchange for providing certain environmental and project benefits, including:

    - **Affordable Housing Program**: The Applicant commits to an Affordable Housing Program that exceeds the County's Inclusionary Housing Ordinance requirements. The Affordable Housing Program includes onsite affordable units and a dedication of land that will facilitate additional affordable units.
    - **Net-Zero Greenhouse Gas (GHG) Program**: The Applicant agrees to implement for the Entrada South and VCC Project the net-zero GHG program identified in the State-certified EIR, enumerated in thirteen mitigation measures (MM 2-1 through 2-13), which involves a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of EV charging stations throughout the County and implementing a Building Retrofit Program in disadvantaged communities within the County (the Net-Zero GHG Program).**Old Road Phase II Infrastructure Funding**: The Applicant agrees to a framework to fund up to $62 million for the Old Road Phase II Improvements,[1] providing a public benefit through additional funding for critical infrastructure development that will benefit the region.
    - **Rights-of-Way Dedication for Old Road Phase I Improvements**: Los Angeles Department of Public Works (LADPW) has identified that certain rights-of-way owned by Newhall along the Entrada North property are essential to the Old Road Phase I Improvements.[2] The Applicant will dedicate this essential rights-of-way to support the Old Road Phase I Improvements.
    - **Rights-of-Way Dedication for Old Road Phase II Improvements**: LADPW has determined that certain right-of-way owned by Newhall are critical to the Old Road Phase II Improvements. The Applicant will dedicate this rights-of-way to support the Old Road Phase II Improvements.

[1] The "Old Road Phase II Improvements" mean funding improvements to Phase II of the DPW Old Road improvement project also known as the Old Road over Santa Clara River and Southern Pacific Transportation Company Bridge Project, from the portion of the Old Road from Magic Mountain Parkway to Interstate 5 Rye Canyon Ramps, analyzed by the County in the EIR for the "The Old Road over Santa Clara River and the Southern Pacific Transportation Company (SPT Co.) Bridge, Et Al.," County Department of Public Works, Dec. 2024, SCH 2023030209.

[2] "Phase I Old Road Improvements" means the first phase of the Old Road South Project (Segment 2) covering the roadway portion from North of Interstate 5 Rye Canyon Ramps to Henry Mayo Drive, as identified by DPW in its "Board Motion of September 13, 2022, Agenda Item 84-B, Emergency Mobility Options in Santa Clarity Valley Interstate 5 Freeway – Financing Plan," Attachment II (The Old Road South Project Recommended Budget Estimate And Financing Plan).

- **Maintenance Yard Site**: The Applicant will convey a site for a potential future LADPW maintenance yard.
- **Community Facility District Amendments**: The County and Applicant have agreed to certain amendments to the County of Los Angeles Community Facilities District No. 2021-01 and the County of Los Angeles Community Facilities District No. 2021-02, including the related Acquisition Agreement.
- **Oil/Gas Extraction Prohibition**: The Applicant commits to prohibiting future oil and gas extraction on the Entrada South and VCC Planning Areas.

The Entrada South and VCC Project implements the development within the Entrada South and VCC Planning Areas facilitated by the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), which was subject of a State-certified Environmental Impact Report by California Department of Fish and Wildlife (CDFW) (SCH No. 2000011025, hereinafter, "State-certified EIR"). The "2017 Project" refers to the resource management activities and development facilitated for the Entrada South and VCC Planning Areas as analyzed in the State-certified EIR. The Entrada South and VCC Project as currently proposed reflects minor changes and refinements related to the development of the Entrada South and VCC Planning Areas, as compared to the 2017 Project. As such, the Entrada South and VCC Project is referred to as the "Modified Project."

2. PROJECT AND SITE PLAN DESCRIPTION.

The Entrada South Planning Area consists of approximately 382.3 acres located west of Interstate 5 (I-5) and The Old Road and predominantly south of Six Flags Magic Mountain theme park (Six Flags Magic Mountain). The Entrada South Planning Area is generally comprised of vacant land, abandoned oil wells and associated access roads, although a recently constructed extension of Magic Mountain Parkway traverses the planning area from east to west. In addition, the southern boundary of the Entrada South Planning Area is developed with Southern California Edison electric transmission lines and towers, and a 34-inch high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the planning area from east to west.

The Entrada South Planning Area exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level (AMSL) and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains. The Entrada South Planning Area is not located within and does not contain any portion of an SEA.

The VCC Planning Area is 328.5 acres of an undeveloped portion of the previously approved Valencia Commerce Center (Master CUP 87-360) located west of I-5 and north of State Route 126. The VCC Planning Area is generally comprised of vacant land, RV storage, and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek, and elevations range from approximately 980 to 1,200 feet AMSL.

3. **CEQA DETERMINATION.** The County analyzed potential environmental effects of the Modified Project in a Draft Supplemental EIR (SEIR) (SCH No. 2000011025), which supplements the State-certified EIR. Consistent with the requirements for supplemental CEQA review, the SEIR focuses on the Modified Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR. The Draft SEIR was published for notice on December 20, 2024, and the comment period closed on February 18, 2025 (60 days). The mitigation measures applicable to the Modified Project are contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Modified Project. After the close of the comment period for the Draft SEIR, a Final SEIR was prepared in accordance with section 15089 and 15132 of the State CEQA Guidelines, which includes the following contents: public comments and response to comments, MMRP, and minor corrections and additions to the Draft SEIR.

   An Initial Study was prepared for the Modified Project and provides a detailed discussion of the potential environmental impact areas and the reasons each topical area is or is not analyzed further in the SEIR. The Initial Study is included in Appendix A of the SEIR. The County of Los Angeles determined through the Initial Study that the Modified Project would have "Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR" related to the following topic areas: aesthetics; agricultural and forestry resources; objectionable odors; conflicts with habitat conservation plans; historical resources; paleontological resources; human remains; energy; geology and soils; greenhouse gas emissions; hazardous materials sites; safety hazards within an airport land use plan or two miles of a public airport or private airstrip; emergency response and evacuation plans; groundwater hydrology; inundation in flood hazard, tsunami, or seiche zones; physical division of an established community; conflicts with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; mineral resources; vibration; excessive noise levels within an airport land use plan or two miles of a public airport or private airstrip; population and housing; sheriff protection; schools; parks; libraries; other public facilities; recreation; transportation hazards; emergency access; and utility infrastructure.

   The Draft SEIR analyzed the following environmental topics: air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology, water quality, land use and planning, noise, transportation, tribal cultural resources, utilities and service systems (water supply, wastewater, solid waste), and wildfire.

   The State-certified EIR identified the following significant and unavoidable impacts for the 2017 Project even after the imposition of all feasible mitigation measures and alternatives: Air Quality (Thresholds 5.1-2 [construction emissions] and 5.1-3 [local significance thresholds during construction and operations]), Noise (Threshold 5.8-1 [offsite roadway noise]; Solid Waste (Threshold 5.13-1) [waste disposal]) and Wildfire (Threshold 5.14-2 [cumulative wildfire]).

   The SEIR determined that the Modified Project does not result in any new or substantially more severe significant effects compared to the 2017 Project. As described in the Draft SEIR, the Modified Project would decrease vehicle trips, emissions, and waste diversion compared to the 2017 Project. The Modified Project and cumulative projects in the area would need to comply with California Fire Code, County Fire Code Title 32, and County Fire requirements related to fire-hardening structures and fuel modification zones that are

more stringent than the standards considered in the State-certified EIR.

A Statement of Overriding Considerations was prepared in light of the above-identified remaining significant and unavoidable impacts for the 2017 Project as evaluated in the State-certified EIR. As described in the Statement of Overriding Considerations, the benefits and value of the Modified Project outweigh those significant and unavoidable impacts. The benefits of the Modified Project include, but are not limited to, the Net-Zero GHG Program, which will reduce the Modified Project's greenhouse gas emissions to net-zero, generation of construction and permanent jobs, the provision of much-needed housing in the Entrada South Planning Area, and generation of business revenue and tax proceeds.

GENERAL PLAN CONSISTENCY FINDINGS

1. **LAND USE POLICY.** The Entrada South and VCC Project is consistent with the goals and policies of the Santa Clarita Valley Area Plan (Area Plan), a component of the General Plan. The H5 (Residential), CM (Major Commercial), OS-PR (Parks and Recreation) land use designations in the Entrada South Planning Area allow for development of the proposed uses under the Modified Project. The IO land use designation allows for the VCC Planning Area's development of non-residential (industrial/business/office park) space, a multi-use trail, roadways, and infrastructure. No General Plan or Area Plan amendments are required within the Entrada South or VCC Planning Areas to implement the Modified Project.

2. **GOALS AND POLICIES.**

   A. **Entrada South Planning Area**

   The development of the Entrada South Planning Area, as part of the Entrada South and VCC Project, is consistent with the following policies of the 2015 General Plan and 2012 Area Plan:

   - *General Plan – Housing Element, Policy 3.1: "Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

     The Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

   - *General Plan – Housing Element, Policy 3.4: "Require future Development Agreements and project-based specific plans to include an affordable housing implementation plan that exceeds the requirements in the County's Inclusionary Housing Ordinance."*

     The Project will include 1,574 new residential units, including providing an affordable housing plan described in Development Agreement No.

RPPL2025003357 that exceeds the percentage of affordable housing units for the Entrada South Planning Area than would otherwise be required under the County's Inclusionary Housing Ordinance.

- *General Plan – Parks & Recreation, Policy P/R 4.3: "Develop a network of feeder trails into regional trails."*

  A community trail system would connect the Entrada South Planning Area to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Planning Area, the proposed trail system would include community trails, neighborhood electric vehicle (NEV)/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Planning Area would also serve as bike routes. The bicycle route improvements in and around the site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

- *General Plan – Economic Development, Policy ED 2.5: "Encourage employment opportunities to be located in proximity to housing."*

  The development of the Entrada South Planning Area includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

- *General Plan – Land Use, Policy LU4.1: "Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The Entrada South Planning Area is currently underutilized. The development of the Entrada South Planning Area will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Modified Project supports infill development in suburban areas on underutilized land.

- *General Plan – Land Use, Policy LU 5.2*: "Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."

  The development of the Entrada South Planning Area will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services, as well as public facilities, within and proximate to the Modified Project site. Therefore, the Modified Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

- *Area Plan - Land Use, Policy LU-1.1.3: Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

  The Entrada South Planning Area has long been planned for residential and commercial development under the Santa Clarita Valley Area Plan and is designated for residential and commercial uses. The Modified Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Planning Area is consistent with the Santa Clarita Valley Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- *Area Plan – Land Use, Policy LU-1.1.4: Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

  The Modified Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Planning Area, including its entire southern perimeter, would be maintained to preserve scenic character. The Modified Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Planning Area includes a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. A permanent conservation instrument has been recorded to ensure the Entrada South Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Modified Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

- *Area Plan - Land Use, Policy LU-1.3.6: "Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

  The Modified Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the Area Plan EIR. Within the Entrada South Planning Area, the Modified Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Planning Area as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Planning Area would be enclosed in a buried storm drain. Instead, the Modified Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Planning Area includes a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South.

- *Area Plan – Conservation and Open Space Element, Policy CO-10.1.5: "Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

  No prominent ridgelines are designated by the Area Plan within the Entrada South Planning Area and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Modified Project provides residents with access to natural areas and preserves scenic beauty.

B. **VCC Planning Area**

In 1991, the County originally approved development of the Valencia Commerce Center with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including Master CUP 87-360, and certification of the VCC EIR, finding the project consistent with the General Plan. The development of the VCC Planning Area is located with the Valencia Commerce Center and implements Master CUP 87-360 and remains consistent with the County's General Plan. Specifically, the development of the VCC Planning Area, as part of the Entrada South and VCC Project, is consistent with the following policies of the 2015 General Plan and 2012 Area Plan:

- *General Plan – Parks & Recreation, Policy P/R 4.3: "Develop a network of feeder trails into regional trails."*

  A series of multi-use trails and paved pedestrian trails (also providing County flood control access) would be introduced along the banks of Hasley Creek and Castaic Creek within the VCC Planning Area to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC Planning Area, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Planning Area, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC improvements. Also, within VCC, a Class I bike route/pedestrian trail (also

providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension. The bicycle route improvements in and around the VCC Planning Area would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

- *General Plan – Economic Development, Policy ED 2.1: "Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses."*

  Development of the VCC Planning Area with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the Area Plan's IO land use designation will protect the site from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

- *General Plan – Economic Development, Policy ED 2.5: "Encourage employment opportunities to be located in proximity to housing."*

  The development of the VCC Planning Area includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community will facilitate the generation of local jobs and economic activity.

- *General Plan – Land Use, Policy LU4.1: "Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The VCC Planning Area is currently vacant. The Modified Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community that will facilitate the generation of local jobs and economic activity.

- *Area Plan - Land Use, Policy LU-1.1.3: Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

  The VCC Planning Area has been designated for urban use and will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the VCC Planning Area is consistent with the Santa Clarita Valley Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- *Area Plan – Land Use, Policy LU-1.1.4: Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

Open space areas, including Castaic and Hasley Creeks in the VCC Planning Area, would be maintained to preserve scenic character. Additionally, development of the VCC Planning Area would not impact any prominent ridgelines identified in the Area Plan. The Modified Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

- *Area Plan - Land Use, Policy LU-1.3.6: "Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

  Development of the VCC Planning Area would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control BMPs would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

- *Area Plan – Conservation and Open Space Element, Policy CO-10.1.5: "Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

  Development of the VCC Planning Area would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Creek and Castaic Creek. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC Planning Area, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Planning Area, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

3. **PERMITTED USE IN ZONE.** The Applicant is seeking Zone Change No. 00-210 to change the existing R-1 zoning south of Magic Mountain Parkway to MXD—Mixed Use Development Zone. The remaining portion of the Entrada South Planning Area is zoned C-3—General Commercial north of Magic Mountain Parkway, and C-R—Commercial

Recreation south of the Southern California Edison electric transmission lines. The MXD zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The existing R-1 zone limits residential and commercial use types and development flexibility, such as clustering which helps concentrate development in less environmentally sensitive areas and promotes the provision of open space. In contrast, the MXD zoning designation would support development of a sustainable project that incorporates smart growth concepts and includes implementation of the Modified Project's Transportation Demand Management (TDM) Program and Net-Zero GHG Program. Non-residential (commercial/office) development within the Entrada South Planning Area would include any allowable uses consistent with the underlying C-3 zoning designation (north of Magic Mountain Parkway) and the proposed MXD zoning designation (south of Magic Mountain Parkway as discussed below), including but not limited to office, retail, hotel, and other allowable non-residential commercial and business park uses within the C-3 and MXD zones as applicable. The development of the Entrada South Planning Area, as part of the Entrada South and VCC Project, is consistent with the MXD, C-3, and C-R zoning classifications pursuant to County Code Chapter 22.26.030 (Land Use Regulations for Zone MXD) and 22.20-030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

The development of the VCC Planning Area, as part of the Entrada South and VCC Project, is consistent with the M-1.5-DP zoning classification as retail, office, and industrial uses are permitted in such zones pursuant to County Code Chapter 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The Project would be developed consistent with the uses allowed by the County-approved Master CUP 87-360 for the existing Valencia Commerce Center.

4. **AREA.** Development on any lot in the Entrada South and VCC Planning Areas shall comply with County Code, Division 6 (Development Standards), where applicable. The Project is consistent with the standards identified in County Code Section 22.110.130 (Required Lot Area and Width).

5. **REQUIRED YARDS.** The Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The Project follows the non-residential site development standards for lot requirements including minimum front parking setback, minimum front building setback, minimum side parking setback (Corner lot), and minimum side building setback (corner lot).

6. **FENCES AND WALLS.** The Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls).

7. **PARKING.** The Project is consistent with the standards identified in County Code Chapter 22.112 (Parking). The Project has provided the minimum required number of parking facilities for the residential, retail, office, industrial, and hotel uses proposed. The Project is seeking Parking Permit No. 200700013 and Parking Permit No. RPPL2022007239 to authorize reciprocal parking across lot lines. All Entrada South Planning Area-related parking will be provided within the Entrada South Planning Area, and all VCC Planning Area-related parking will be provided within the VCC Planning Area. However, the required spaces are not necessarily provided on the same lots as the proposed buildings.

8. **GRADING.** The Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). The total amount of grading proposed in the Entrada South Planning Area includes 6.5 million cubic yards of earthwork (cut/fill) to be balanced onsite. The total amount of grading proposed in the VCC Planning Area includes 3.5 million cubic yards of earthwork (cut/fill) to be balanced onsite. As proposed grading for the Entrada South Planning Area exceeds 100,000 cubic yards, the Applicant is seeking Conditional Use Permit No. 00-210 pursuant to Section 22.14.070 of the County Code.

9. **COMMUNITY STANDARDS DISTRICT.** There are no Community Standards District applicable to the Entrada South Planning Area. While the VCC Planning Area is located within the Castaic Area Community Standards District, the Master CUP 87-360 for the Valencia Commerce Center was approved prior to adoption to the Castaic Area Community Standards District, making it inapplicable. (See County Code Section 22.312.040(A)(2)(d).) Thus, there are no Community Standards District applicable to the Project.

10. **LIGHTING.** Lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. Security features, roadways, entryways, and parking areas would be well illuminated and designed to eliminate areas of concealment. Measures such as light control devices on fixtures and careful fixture placement would be implemented to ensure minimal light spillover onto native habitat areas. Fixtures may include post lights, building mounted fixtures, and landscape lighting, all of which would be carefully placed and directed to reduce glare and maximize comfort, security, and visibility.

    Signage would be limited primarily to ground-level and wayfinding pedestrian/vehicular signage and building or neighborhood identification signage. Project signage would be in keeping with the character of other nearby residential communities and non-residential commercial districts, and any associated lighting would be kept to the minimum sufficient to provide visibility and interest without creating bright light spots or light spillover.

11. **TREE PLANTING.** The Project is consistent with the standards identified in County Code Chapter 22.126 (Tree Planting). The Project would comply with the County's Green Building Standards Code (Title 31), which addresses sustainability via appropriate planning and design, water and energy efficiency and conservation, waste diversion, and tree planting requirements.

12. **INCLUSIONARY UNITS.** The Entrada South Planning Area will include an Affordable Housing Program that exceeds the County's Inclusionary Housing Ordinance requirements. No housing is proposed in the VCC Planning Area.

13. **HILLSIDE MANAGEMENT AND OPEN SPACE**.

    The Entrada South and VCC Project complies with Hillside Management criteria. Development of the VCC Planning Area implements Master CUP 87-360 and the associated Design Guidelines. The Project will implement the geotechnical reports prepared for the Entrada South and VCC Project as directed by the County Department of Public Works and the Project's soils engineer. In particular, public safety impacts would be avoided or reduced to the extent possible. Of the 328.5 acres in the VCC Planning

Area, a total of 195.9 acres (~60%) of open space would be provided, of which approximately 157 acres would be natural areas within Hasley and Castaic Creeks.

Consistent with the Hillside Management Area Ordinance (HMA), the Applicant is seeking Conditional Use Permit No. 00-210 to allow development in an HMA for the Entrada South Planning Area. No prominent ridgelines are designated by the Area Plan within the Entrada South Planning Area and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

DEVELOPMENT AGREEMENT SPECIFIC FINDINGS

14. **The proposed Development Agreement is consistent with the General Plan and any applicable Community, Area, or Specific Plan.**

    The Modified Project has long been planned for residential and non-residential development under the Area Plan, which is a component of the County General Plan. No General Plan or Area Plan amendments are required within the Entrada South Planning Area to implement the Entrada South and VCC Project. Additionally, as outlined in General Plan Consistency Findings, above, the Project would be consistent with the goals and policies of the General Plan and Area Plan.

    The Development Agreement vests the Applicant's right to develop and operate the Project to the full extent allowed by the Project's entitlements and the Existing Rules (as defined in the Development Agreement) in exchange for providing certain environmental and project benefits. As discussed above, the development allowed by the Project's entitlements is consistent with the goals and policies of the Area Plan, a component of the General Plan. Those goals and policies of the Area Plan are furthered by the additional environmental and project benefits agreed to in the Development Agreement, including an affordable housing program exceeding the County's Inclusionary Housing Ordinance requirements, a commitment to implement Newhall's Net-Zero GHG Program, additional funding for needed Old Road Phase II improvements and dedication of rights-of-way to support the Old Road improvements, a site for a potential Department of Public Works maintenance yard, and a prohibition on future oil and gas extraction on the Entrada South and VCC Planning Areas. The Development Agreement supports the Modified Project's consistency with the General Plan and Area Plan. Thus, the Development Agreement is consistent with the General Plan and applicable Area Plan.

15. **The proposed Development Agreement complies with zoning, subdivision, and other applicable ordinances and regulations.**

    The Modified Project has long been planned for residential and non-residential development under the Area Plan, which is a component of the County General Plan. General Plan or Area Plan amendments are required within the Entrada South Planning

Area to implement the Entrada South and VCC Project. Additionally, as outlined in General Plan Consistency Findings, above, the Project would be consistent with the goals and policies of the General Plan and Area Plan.

Development of the VCC Planning Area would be developed consistent with the uses and allowed by and standards established in the County-approved Master CUP 87-360 for the existing Valencia Commerce Center. Following approval of Zone Change No. 00-210, development of the Entrada South Planning Area would be consistent with the zoning standards in the Area Plan and County Code. As indicated above, the Modified Project is consistent with the County's zoning, subdivision, or other appliable ordinances and regulations.

The Development Agreement requires compliance with applicable federal and state regulations, along with the Existing Rules (as defined in the Development Agreement), including compliance with current Government Code Section 65867.5 pertaining to the preparation of a water supply verification in accordance with Government Code Section 66473.7 for a tentative map involving a subdivision as defined by Government Code Section 66473.7.

The Development Agreement vests the Applicant's right to develop and operate the Project to the full extent allowed by the Project's entitlements and the Existing Rules (as defined in the Development Agreement) in exchange for providing certain environmental and project benefits discussed above. The Development Agreement supports the Modified Project's consistency with County zoning, subdivision, or other appliable ordinances and regulations. Thus, the Development Agreement complies with the zoning, subdivision, and other applicable ordinances and regulations.

16. **The proposed Development Agreement is consistent with the public safety, welfare, and convenience, making it in the public interest to enter into the Development Agreement with the applicant.**

The Modified Project has long been planned for residential and non-residential development under the Area Plan, which is a component of the County General Plan. The Modified Project has been designed to be compatible with nearby communities and is consistent with the public safety, welfare, and convenience. Construction of the Modified Project will be subject to measures to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, County Department of Public Works County Building and Safety inspectors, and the Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Project causing serious public health problems of persons residing or working in nearby communities.

The Modified Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Modified Project, along with other cumulative projects in the area, must comply with more stringent state and local regulatory compliance measures than were in place at the time of the State-certified EIR, including

more rigorous building fire codes (e.g., Chapter 7A of the Building Code)[3] and fuel modification zone requirements. By incorporating the latest fire-resistant building codes and fuel management standards, the Modified Project reduces the potential for ignition and fire spread. Evidence demonstrates that master-planned communities, such as the Modified Project (which include fuel modification zones protecting the community, fire-resistant structures, fire-resistant landscaping, long-term maintenance through the Homeowners Association, multiple points of ingress/egress and code-compliant streets to support evacuation and first responder access, among other features), have proven to be highly resistant to encroaching wildfires and can act as a line of defense to decrease the spread of wildfire. The implementation of fire-hardening techniques and fuel modification zones creates a buffer against any encroaching wildfires, minimizing the risk of both onsite and offsite fire impacts. In addition, even though the Modified Project does not result in new significant wildfire impacts compared to the 2017 Project, the Modified Project has incorporated multiple Project Design Features to further reduce wildfire risks during construction and operations, providing additional safety benefits. The Modified Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Modified Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

The Development Agreement vests the Applicant's right to develop and operate the Project to the full extent allowed by the Existing Rules (as defined in the Development Agreement) in exchange for providing additional public benefits, including an affordable housing program exceeding the County's Inclusionary Housing Ordinance requirements, a commitment to implement Newhall's Net-Zero GHG Program, additional funding for needed Old Road Phase II improvements and dedication of rights-of-way to support the Old Road improvements, a site for a potential Department of Public Works maintenance yard, and a prohibition on future oil and gas extraction on the Entrada South and VCC Planning Areas. The Development Agreement supports the Modified Project's consistency with the public safety, welfare, and convenience. Thus, entering the Development Agreement is consistent with the public safety, welfare, and convenience, making it in the public interest to enter into the Development Agreement with the Applicant.

17. **The Development Agreement will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.**

The Modified Project has long been planned for residential and non-residential development under the Area Plan, which is a component of the County General Plan. The Modified Project has been designed to be compatible with nearby communities and will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. Construction of the Modified Project will be subject to measures to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, County Department of Public Works County Building and Safety inspectors, and the Project's soils engineer will ensure that grading is completed in accordance with applicable County

[3] Chapter 7A of the California Building Code focuses on fire-resistant construction in areas prone to wildfires. It mandates specific construction and material standards for new buildings in designated Fire Hazard Severity Zones or Wildland Urban Interface areas to improve resistance to flames and embers during a wildfire. Chapter 7A is designed to reduce wildfire damage and improve the overall safety of structures.

standards and conditions of approval for soil stability and erosion control, which will protect against the Project causing serious public health problems of persons residing or working in nearby communities.

The Development Agreement vests the Applicant's right to develop and operate the Project to the full extent allowed by the Project's entitlements and the Existing Rules (as defined in the Development Agreement) in exchange for providing additional public benefits, including an affordable housing program exceeding the County's Inclusionary Housing Ordinance requirements, a commitment to implement Newhall's Net-Zero GHG Program, additional funding for needed Old Road Phase II improvements and dedication of rights-of-way to support the Old Road improvements, a site for a potential Department of Public Works maintenance yard, and a prohibition on future oil and gas extraction on the Entrada South and VCC Planning Areas. Thus, the Development Agreement would not adversely affect the health, peace, comfort, and welfare of persons residing or working in the surrounding area.

18. **The Development Agreement will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.**

    The Modified Project has long been planned for residential and non-residential development under the Area Plan, which is a component of the County General Plan. The Modified Project has been designed to be compatible with nearby communities and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. Construction of the Modified Project will be subject to measures to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, County Department of Public Works County Building and Safety inspectors, and the Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Project causing serious public health problems of persons residing or working in nearby communities.

    The Development Agreement vests the Applicant's right to develop and operate the Project to the full extent allowed by the Project's entitlements and the Existing Rules (as defined in the Development Agreement) in exchange for providing additional public benefits, including an affordable housing program exceeding the County's Inclusionary Housing Ordinance requirements, a commitment to implement Newhall's Net-Zero GHG Program, additional funding for needed Old Road Phase II improvements and dedication of rights-of-way to support the Old Road improvements, a site for a potential Department of Public Works maintenance yard, and a prohibition on future oil and gas extraction on the Entrada South and VCC Planning Areas. Thus, the Development Agreement would not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

19. **The Development Agreement will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The Modified Project has long been planned for residential and non-residential development under the Area Plan, which is a component of the County General Plan. The Modified Project has been designed to be compatible with nearby communities and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. Construction of the Modified Project will be subject to measures to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, County Department of Public Works County Building and Safety inspectors, and the Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Project causing serious public health problems of persons residing or working in nearby communities.

As noted above, the Modified Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Modified Project, along with other cumulative projects in the area, must comply with more stringent state and local regulatory compliance measures than were in place at the time of the State-certified EIR, including more rigorous building fire codes (e.g., Chapter 7A of the Building Code) and fuel modification zone requirements. By incorporating the latest fire-resistant building codes and fuel management standards, the Modified Project reduces the potential for ignition and fire spread. Evidence demonstrates that master-planned communities, such as the Modified Project (which include fuel modification zones protecting the community, fire-resistant structures, fire-resistant landscaping, long-term maintenance through the Homeowners Association, multiple points of ingress/egress and code-compliant streets to support evacuation and first responder access, among other features), have proven to be highly resistant to encroaching wildfires and can act as a line of defense to decrease the spread of wildfire. The implementation of fire-hardening techniques and fuel modification zones creates a buffer against any encroaching wildfires, minimizing the risk of both onsite and offsite fire impacts. In addition, even though the Modified Project does not result in new significant wildfire impacts compared to the 2017 Project, the Modified Project has incorporated multiple Project Design Features to further reduce wildfire risks during construction and operations, providing additional safety benefits. The Modified Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Modified Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

The Development Agreement vests the Applicant's right to develop and operate the Project to the full extent allowed by the Project's entitlements and the Existing Rules (as defined in the Development Agreement) in exchange for providing additional public benefits, including an affordable housing program exceeding the County's Inclusionary Housing Ordinance requirements, a commitment to implement Newhall's Net-Zero GHG Program, additional funding for needed Old Road Phase II improvements and dedication of rights-of-way to support the Old Road improvements, a site for a potential Department of Public Works maintenance yard, and a prohibition on future oil and gas extraction on the Entrada South and VCC Planning Areas. Thus, the Development Agreement would not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or

general welfare.

ZONE CHANGE 00-210

ZONE CHANGE BURDEN OF PROOF FOR ENTRADA SOUTH

Background

Entrada South consists of approximately 382 acres and is located west of I-5 and The Old Road, on the north and south side of Magic Mountain Parkway, and south of Six Flags Magic Mountain theme park. Surrounding development includes the City of Santa Clarita east of The Old Road and I-5, the existing community of Westridge to the south, and the Newhall Ranch Specific Plan area to the west. Within the Newhall Ranch Specific Plan area, the approved Mission Village community, which has been under development since the end of 2017, is located immediately west of Entrada South.

The proposed Entrada South is a mixed-use development divided into 14 Planning Areas (PAs). The Newhall Land and Farming Company is requesting approval of Vesting Tentative Tract Map (VTTM) 53295. VTTM 53295 would subdivide the Entrada South site into a total of 200 lots. Development in the tract map area would include 1,574 dwelling units, 730,000 square feet of non-residential development, a public park and potential school site, a spineflower preserve, and trails and infrastructure (including but not limited to utility improvements and vehicle charging) within Entrada South. Facilities and infrastructure proposed within VTTM 53295 include roads and trails, drainage and water quality improvements, potable and recycled water systems, a sanitary sewer system, and dry utilities systems.

Existing General Plan Designations

The general plan designations for Entrada South are included in the Santa Clarita Valley Area Plan (SCVAP), One Valley One Vision, 2012, which was adopted by the Board of Supervisors in 2012. Entrada South is designated H-5 south of Magic Mountain Parkway and CM north of Magic Mountain Parkway. The portions of the Entrada South site encompassing PA1 through PA3, north of Magic Mountain Parkway, are currently designated C-M and include approximately 50.8 acres. The portions of the site encompassing PA4 through PA14, south of Magic Mountain Parkway, are currently designated H-5 and include approximately 317.2 acres. A portion of the site also contains a small area of approximately 1.5 acres that is designated OS-PR-Parks and Recreation.

H5—Residential 5: The H5 designation provides for residential neighborhoods that typify much of the site. Allowable uses in this designation include single-family homes and other residential uses at a maximum density of five dwelling units per acre. Supportive commercial and institutional uses serving the local area also may be allowed without a General Plan or Area Plan Amendment, but may require a zone change, CUP, and/or other approvals. Density-controlled development (clustering) is encouraged on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. Permitted uses are subject to the requirements of the underlying zoning designation.

CM—Major Commercial: The Major Commercial designation identifies major commercial districts in the planning area and is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Allowable uses in this designation include regional shopping centers; retail sale of automobiles and recreational vehicles, furniture, and home improvement goods; theatres and other large-scale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. However, as stated in the SCVAP, "specific allowable uses and development standards shall be determined by the underlying zoning designation."

Existing Zoning Designations

The Los Angeles County Planning and Zoning Code (County Code Title 22), also referred to as the Zoning Ordinance, regulates development within the County's unincorporated areas through land use designations and development standards regarding allowable uses, density, height, parking, etc. The Entrada South site is designated R-1 south of Magic Mountain Parkway and C-3 north of Magic Mountain Parkway. The portions of the Entrada South site encompassing PA1 through PA3, north of Magic Mountain Parkway, are currently zoned C-3 and include approximately 50.8 acres. The portions of the site encompassing PA4 through PA14, south of Magic Mountain Parkway, are currently zoned R-1 and include approximately 317.2 acres. A portion of the site also contains a small area of approximately 1.5 acres that is zoned C-R.

R-1-Single Family Residence: The R-1 zone allows for single-family residences with a minimum lot size of 5,000 square feet and maximum height of 35 feet.

C-3—Unlimited Commercial: This zone permits a wide range of neighborhood and regional commercial uses, including sales, service, recreation and amusement, and some agricultural uses, accessory uses, and various conditional uses. Maximum lot coverage is 90 percent of the net lot area, and a minimum of 10 percent of the net lot area must be landscaped. The C-3 zone allows for a maximum height of thirteen times developable area. Hotel uses are allowed within the C-3 zone with a conditional use permit (CUP).

The table below summarizes the existing zoning designations.

PLANNING AREA	**ZONE**	**ACRES**
PA4 through PA14 (Portions of PA12)	R-1 (Single-Family Residential)	317.2
PA1 through PA3	C-3 (Commercial)	50.8
Open Space	C-R (Commercial Recreation)	1.5
Magic Mountain Parkway	Right of way	12.8
	Total	**382.3**

Request

The applicant is requesting a zone change in PA4 through PA14 from R-1 (Single-Family Residential) to MXD (Mixed Use Development) to facilitate the orderly development of the planning areas depicted on VTTM 53295. The existing R-1 (Single Family Residential) zone does not allow for mixed-use development, multi-family residential, apartment houses, commercial, or office uses (business or professional). Consistent with County Code Section 22.26.030, the zone change to MXD will permit the development of mixed-uses, including multi-family residential, office and commercial uses, to support an integrated development plan consistent with the County policies to encourage mixed-uses, walkability and alternative modes of transit, the project's net-zero greenhouse gas (GHG) commitment, and the project's Transportation Demand Management (TDM) program designed to reduce vehicle trips and expand alternative mobility options.

To accommodate the mixed uses and development types in PA4 through PA 14, 315.6 acres of R-1 will need to change to MXD. In order for PA 1 through PA 3 to have C-3 zoning, 1.6 acres of R-1 will need to change to C-3. The portion of the site zoned C-R will remain unchanged. The table below provides details on the zoning designations proposed by zone change **00-210**:

PLANNING AREA	ZONE	ACRES
PA4 through PA14 (Portions of PA12)	MXD (Mixed Use)	315.6
PA1 through PA3	C-3 (Commercial)	52.4
Open Space	C-R (Commercial Recreation)	1.5
Magic Mountain Parkway	Right of Way	12.8
	Total	**382.3**

The proposed uses within PA4 through PA14 are consistent with the H5 and MXD land use and zoning designations, shown as follows:

General Plan Land Use Designation

Entrada South includes a mix of residential and commercial uses, comprised of single-family detached condominiums, townhouses, multi-family units, commercial, and office. The maximum density allowed in the H5 designation is 5 dwelling units per 1 acre, however, density-controlled development (clustering) on lands with significant environmental and/or topographical features or resources is encouraged in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. A total of 1,574 dwelling units at Entrada South are proposed, which is under 5 dwelling units per acre based on the MXD zone comprising 315.6 acres.[1] Therefore, the proposed 1,574 dwelling units clustered on portions of the property to enhance open space and recreational amenities is consistent with the H-5 designation.

[1] The County previously determined that Entrada South would support 1,574 dwelling units consistent with the H5 land use designation. See Los Angeles Department of Regional Planning, Memo to File Regarding Density Calculation Methodology for Determining Applicable Zoning for Entrada South Project Zone Change Request, March 30, 2015.

The H5 designation also allows supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents. Therefore, the proposed office and commercial uses are consistent with the H-5 designation.

Zoning Ordinance

The applicant is requesting a zone change in PA4 through PA14 from R-1 (Single-Family Residential) to MXD (Mixed Use Development) to facilitate the orderly development of the planning areas depicted on VTTM 53295. The existing R-1 (Single Family Residential) zone does not allow for mixed-use development, multi-family residential, apartment houses, commercial, or office uses (business or professional). Consistent with County Code Section 22.26.030, the zone change to MXD will permit the development of mixed-uses, including multi-family residential, office and commercial uses, to support an integrated development plan consistent with the County policies to encourage mixed-uses, walkability and alternative modes of transit, the project's net-zero greenhouse gas (GHG) commitment, and the project's Transportation Demand Management (TDM) program designed to reduce vehicle trips and expand alternative mobility options. See Attachment 1 for a summary of the proposed project component's conformance with the MXD standards.

See attached exhibits for detailed information on existing and proposed zoning designations.

Section 22.198.050 of the County Code requires substantiation of the following findings:

B.1 Modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration.

Modified conditions warrant a revision of the Zoning Map from R-1 to MXD to implement the project's net-zero GHG commitment and TDM Program while advancing County policies to encourage walkability, reduce vehicle trips and emissions, and facilitate alternative modes of transit.

The existing R-1 zone was adopted for the site in 2012 and reflects the H5 land use designation shown on the attached Existing Zoning Map. The existing H5 land use designation for the portion of Entrada South, south of Magic Mountain Parkway, was adopted in 2012 through the Santa Clarita Valley Area Plan. H5 permits residential development up to 5 units per acre along with supportive commercial and institutional uses serving the local area (subject to a zone change to an appropriate designation, as necessary).

The existing R-1 zone limits residential and commercial use types and development flexibility, such as clustering. In contrast, the MXD zoning designation supports implementation of the TDM program and net-zero GHG commitment by allowing a more diverse, denser mix of uses that will encourage walkability, alternative mobility options and use integration while maintaining consistency with the H5 designation. The modifications associated with the TDM

program and net-zero GHG commitment warrant a revision in the Zoning Map, as discussed below.

In 2017, the California Department of Fish and Wildlife approved the EIR/EIS (herein referred to as the State-certified EIR) for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP). The State-certified EIR analyzed the potential environmental impacts associated with the development facilitated by the RMDP/SCP, including for the buildout of Entrada South. The State-certified EIR included 13 mitigation measures related to greenhouse gas impacts that reduce the Project's greenhouse gas emissions to net zero, including an extensive TDM Program. The core objective of the TDM Program is to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized and non-motorized transport and related strategies. The TDM Program includes a number of strategies that would enable the residents, employees, and visitors of these planning areas to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation alternatives to single rider vehicles, such as:

1. Pedestrian network linking areas of the project site;
2. Traffic calming measures to encourage people to walk or bike;
3. Increased transit availability through route expansion or increasing transit frequency;
4. Encouraging telecommuting and alternative work schedules;
5. Employer-administered Commute Trip Reduction program;
6. School bus program;
7. Transit fare subsidies;
8. Carshare program;
9. NEV and Electric Bicycle (e-bike) infrastructure;
10. Integration of Mobility Hubs;
11. Website and apps for transportation information; and
12. Bikeshare system.

To implement the TDM program and advance Newhall's net-zero GHG commitment, Newhall has designed the Modified Project to enhance clustering, mixed uses, supportive commercial opportunities in proximity to residential users, and walkability. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map.

The MXD zone is appropriate for the H5 land use designation given the integrated nature of Entrada South with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM Program, and the proximity of Entrada South to transit stations. Entrada South is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being planned as part of the Mission Village development (Mission Village is currently under construction).

In short, the MXD zone allows the site to provide a diverse mix of housing and integrated commercial uses in proximity to transit stations, while facilitating the TDM Program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits warrant a revision in the Zoning Map from R-1 to MXD for the PAs described above.

B.2 A need for the proposed zone classification exists within such area or district.

The proposed zone classification is needed to advance County policies and implement the project's net-zero GHG commitment and TDM Program. The existing R-1 (Single Family Residential) zone does not allow an integrated mix of housing types and commercial uses. The zone change to MXD will permit the development of mixed-uses including single-family residences, townhomes, apartment homes, multi-family residential, office and commercial uses. The MXD supports a more integrated development plan consistent with the TDM Program, the project's net-zero GHG commitment and County policies to encourage mixed-uses and pedestrian-oriented neighborhoods.

As noted above, the MXD zone is more appropriate for the H5 land use designation particularly given the integrated nature of Entrada South with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of Entrada South to transit stations. The site is especially well suited for the MXD zone, due to its proximity to The Old Road and Interstate 5 and mobility hubs. Specifically, Entrada South is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being developed as part of the Mission Village development.

A change of zone would facilitate the orderly development of additional housing as well as commercial and recreational uses to serve future residents. The proposed MXD zoning provides the opportunity to mix a wide variety of residential uses and commercial uses in close proximity to bus and multi-modal options. The proposed development would cluster development to preserve 140.4 acres of open space areas and slopes within the planning areas zoned MXD while also having a mix of land uses to increase walkability and implement the TDM Program.

Under the MXD zoning, proposed home types would include single-family detached condominiums, townhomes, and multi-family units to provide a wider variety of housing options. Inclusion of a range of home types and prices furthers Los Angeles County housing policies which encourage the development of socially and economically diverse communities. Policy LU3.1.2 of the Santa Clarita Valley Area Plan encourages the provision of "*a mix of housing types within neighborhoods that accommodates households with varied income levels."* Additionally, the inclusion of housing types near transit furthers the County's urban form and mobility policies which encourage the development of pedestrian-oriented communities. Policy LU-5.2.1 encourages "*higher-density residential uses in areas served by public transit and a full range of support services."* Policy LU-5.2.2 further states "*provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores*."

B.3 The particular property under consideration is a proper location for said zone classification within such area or district.

The particular property within Entrada South is a proper location for the MXD zoning classification. As noted above, the MXD zone is appropriate for the H5 land use designation and this particular location given the integrated nature of Entrada South with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program,

and the proximity of Entrada South to transit stations. The particular property being proposed for the MXD zone within Entrada South is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub planned as part of the Mission Village development. The MXD zone allows the site to provide an integrated mix of housing types and commercial uses in close proximity to two transit stations, within a net zero GHG community, while facilitating the TDM Program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits make this portion of Entrada South a proper location for the MXD zone.

B.4 The zone classification at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

The zone classification of MXD in this portion of Entrada South will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM Program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities. These public and environmental benefits make the rezoning in the interest of public health, safety and general welfare.

In addition, the requested zone change is in conformity with good zoning practice as it would allow for a mixed-use development which integrates a variety of residential, recreational, and commercial opportunities. The MXD zone is appropriate particularly given the integrated nature of Entrada South with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of Entrada South to transit stations (McBean Regional Transit Center and the adjacent planned mobility hub in Mission Village development (currently under construction). Allowing for a wider range of housing densities with commercial-serving uses is possible with MXD zoning.

For these reasons, the requested zone change for a portion of Entrada South will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

B.5 The Zone Change is consistent with the General Plan.

As explained above, the proposed zone change from R-1 to MXD is consistent with the H5 land use designation. The SCVAP encourages density-controlled development (clustering) on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. A total of 1,574 dwelling units are proposed, which consistent with allowable density within the H-5 designation of up to 5 dwelling units per acre and encourages clustering. The proposed MXD zone comprises 315.6 acres. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can

accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM Program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities.

B.6 If the Zone Change will permit any uses prohibited by the existing zoning, that such Zone Change will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide an adequate water supply.

The existing R-1 (Single Family Residential) zone does not allow for mixed-use development, apartment houses, retail uses, or office uses (business or professional). The zone change to MXD will permit the development of mixed-uses including multi-family residential, office and commercial uses, which supports a more integrated development plan consistent with the TDM Program, the project's net-zero GHG commitment and County policies to encourage mixed-uses, walkability and alternative modes of transit. Based on the Water Supply Assessment prepared for the proposed development, the Santa Clarita Valley has sufficient water supplies to meet the projected water demand associated with Entrada South and existing and planned future uses within the Santa Clarita Valley water service area The proposed zone change from R-1 to MXD would not would not result in a need for a greater water supply for adequate fire protection, and the existing and proposed sources of water will provide an adequate water supply.

Attachment 1 – Zoning Ordinance Consistency Summary

Proposed Use	Allowed Use in MXD Zone?	Applicable Standards in MXD Zone
Townhomes	Yes. Multifamily housing, including townhomes, and mixed use developments with residential and commercial components are allowed uses in the MXD Zone with site plan review.[2] (County Code, Table 22.26.030-B)	*Height*: The proposed height of the townhomes will be less than the maximum height of 65 feet. *MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone (parking, landscaping, recreation,[3] etc.).
Condominiums	Yes. Multifamily housing and mixed use developments with residential and commercial components are allowed uses in the MXD Zone with site plan review.[4] (County Code, Table 22.26.030-B)	*Height*: The proposed height of the condominiums will be less than the maximum height of 65 feet. *MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone.
Single Family Detached Condominiums	Yes. Single-family residences and mixed use developments with residential and commercial components allowed use in the MXD Zone with site plan review. (County Code, Table 22.26.030-B)	*Height*: The proposed height of the single family detached condominiums will be less than the maximum height of 65 feet. *Single-Family Residences Standards* – The project will comply with applicable standards in County Code Section 22.140.580, which establishes standards for single-family residences. *Lot Area*: Pursuant to Table 22.26.030-B, single-family residence use is limited to lots of less than

[2] The County Code allows up to six units per building for multi-family product classified as townhomes. Under County Code Section 22.140.600(B)(2), "The maximum number of townhouses that may be confined within a single building shall be specified as part of the approval. In the absence of a specified number, not more than six townhouses shall be so placed." Accordingly, the project may include townhouses with more than six units as indicated on the proposed VTTM.

[3] County Code Section 22.26.030(D)(11) requires a minimum of 100 square feet of private or common recreational space per dwelling unit located on the same property as the units served and shall be available for use by the residents of the development. The Entrada South VTTM will satisfy these requirements by providing various recreational amenities throughout the Entrada South site that will be available to the residents of the development (e.g., pedestrian trails, bicycle and NEV trails, public parks, private recreation centers, etc.), even without accounting for private recreational space attached to individual dwelling units.

[4] Condominiums are a multi-family housing product where one or more individual condominium units are subdivided through a condominium plan. Condominiums (attached or detached) are consistent with the MXD zone, which allows mixed use developments with residential and commercial components, as well as allows multifamily housing, including townhomes and apartment houses. (County Code, Table 22.26.030-B.)

Proposed Use	Allowed Use in MXD Zone?	Applicable Standards in MXD Zone
		5,000 square feet. While the total lot area for a cluster of single family detached condominiums may be larger than 5,000 feet because this is a condominium housing product located on a single lot, each individual single family detached condominium will occupy less than 5,000 square feet, in conformance with the single-family residence minimum lot size. *MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone.
Two-family residences (duplexes)	Yes. Multifamily housing, including two-family residences, and mixed use developments with residential and commercial components are allowed uses in the MXD Zone with site plan review. (County Code, Table 22.26.030-B)	*Height*: The proposed height of the townhomes will be less than the maximum height of 65 feet. *MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone. *Lot Area*: Pursuant to Table 22.26.030-B, single-family residence use is limited to lots of less than 5,000 square feet. While the total lot area for a cluster of duplexes may be larger than 5,000 feet because this is a condominium housing product located on a single lot, each individual dwelling unit within a duplex will occupy less than 5,000 square feet, in conformance with the single-family residence minimum lot size.
Apartment	Yes. Multifamily housing, including apartment homes, and mixed use developments with residential and commercial components are allowed uses in the MXD Zone with site plan review. (County Code, Table 22.26.030-B)	*Height*: The proposed height of the townhomes will be less than the maximum height of 65 feet. *MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone.
Commercial	Yes. A wide range of retail/commercial uses are permitted in the MXD Zone with site plan review. (County	*Height*: The proposed height of the commercial uses will be less than the maximum height of 65 feet.

Proposed Use	Allowed Use in MXD Zone?	Applicable Standards in MXD Zone
	Code, Table 22.26.030-B)	*MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone.
Retail	Yes. A wide range of retail/commercial uses are permitted in the MXD Zone with site plan review. (County Code, Table 22.26.030-B)	*Height*: The proposed height of the retail will be less than the maximum height of 65 feet. *Ground Floor Retail*: The project will comply with ground floor retail requirements in the MXD zone pursuant to County Code Section 22.26.030(D). *MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone.
Office	Yes. A wide range of service uses, including offices, business or professional, are permitted in the MXD Zone with site plan review. (County Code, Table 22.26.030-B)	*Height*: The proposed height of the office will be less than the maximum height of 65 feet. *MXD Design Standards*: The project will comply with County Code Section 22.26.030(D), which establishes certain standards applicable to the MXD zone.
Park	Yes. Parks, playgrounds, and recreational areas, including accessory facilities, are allowed uses in the MXD Zone with site plan review. (County Code, Table 22.26.030-B)	
School	Yes. Schools are an allowed use in the MXD Zone. (County Code, Table 22.26.030-B)	

CONDITIONAL USE PERMIT 00-210

CUP BURDEN OF PROOF FOR A HOTEL USE IN THE C-3 ZONING CLASSIFICATION FOR PLANNING AREA (PA) 2, ENTRADA SOUTH

Background

Entrada South consists of approximately 382 acres and is located west of I-5 and The Old Road, on the north and south side of Magic Mountain Parkway, and south of Six Flag Magic Mountain theme park. Surrounding development includes the City of Santa Clarita east of The Old Road and I-5, the existing community of Westridge to the south, and the Newhall Ranch Specific Plan area to the west. Within the Newhall Ranch Specific Plan area, the approved Mission Village community, which has been under development since the end of 2017, is located immediately west of the Entrada South.

The proposed Entrada South is a mixed-use development divided into 14 Planning Areas (PA). Entrada South is requesting approval of Vesting Tentative Tract Map (VTTM) 53295. VTTM 53295 would subdivide the site into a total of 200 lots. Development in the tract map area would include 1,574 dwelling units, 730,000 square feet of non-residential development (including a hotel on PA-2), a public park and potential school site, a spineflower preserve, and trails and infrastructure within Entrada South. Facilities and infrastructure proposed within VTTM 53295 include roads and trails, drainage and water quality improvements, potable and recycled water systems, a sanitary sewer system, and dry utilities systems.

Existing General Plan Designation

The general plan designations for Entrada South are included in the Santa Clarita Valley Area Plan (SCVAP), One Valley One Vision, 2012, which was adopted by the Board of Supervisors in 2012. Entrada South is designated H-5 south of Magic Mountain Parkway and C-M north of Magic Mountain Parkway. PA-2 is located north of Magic Mountain Parkway and designated C-M.

CM—Major Commercial: The Major Commercial designation identifies major commercial districts in the planning area and is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Allowable uses in this designation include regional shopping centers; retail sale of automobiles and recreational vehicles, furniture, and home improvement goods; theatres and other large-scale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. As noted, hotels are allowable uses within C-M.

Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. Further, as stated in the SCVAP, “specific allowable uses and development standards shall be determined by the underlying zoning designation.”

Existing Zoning Designation

The Los Angeles County Planning and Zoning Code (County Code Title 22), also referred to as the Zoning Ordinance, regulates development within the County's unincorporated areas through land use designations and development standards regarding allowable uses, density, height, parking, etc. The Project Site is designated R-1 south of Magic Mountain Parkway and C-3 north of Magic Mountain Parkway. PA-2 is located north of Magic Mountain Parkway and designated C-3.

C-3—Unlimited Commercial: This zone permits a wide range of neighborhood and regional commercial uses, including sales, service, recreation and amusement, and some agricultural uses, accessory uses, and various conditional uses. Maximum lot coverage is 90 percent of the net lot area, and a minimum of 10 percent of the net lot area must be landscaped. The C-3 zone allows for a maximum height of thirteen times developable area. Hotel uses are allowed within the C-3 zone with a conditional use permit (CUP).

Request

This CUP is requested for the Entrada Planning Area to allow a hotel use within the C-3 zoning classification in PA-2.

As noted above, a hotel use is allowed in the C-M land use designation for the SCVAP. In accordance with County Code Table 22.20.030-B: Principal Use Regulations For Commercial Zones, a hotel is allowed within Zone C-3 with approval of a CUP.

The proposed hotel use is consistent with the CM and C-3 land use and zoning designations, shown as follows:

General Plan – CM

Proposed Use	Consistent with CM?	FAR	Other Applicable Standards
Hotel	Yes. Under OVOV, the CM designation is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Allowable uses in this designation includes hotels.	The hotel use will comply with the maximum FAR of 2.0.	Specific allowable uses and development standards shall be determined by the underlying zoning designation. See below.

Zoning – C-3

Proposed Use	Consistent with C-3?	FAR	Height	Other Standards
Hotel	Yes. Hotel uses are conditionally permitted within C-3.	No maximum FAR is provided within C-3.	The proposed height of the hotel use is approximately 75 feet above grade and 165,000 square feet in size. PA-2 is 6.3 acres. The maximum building height allowed on PA-2 is 13 times buildable area. (County Code Table 22.20.040-A.) The buildable area is 90% of 6.3 acres or 246,985 square feet. Thirteen times buildable area is approximately 3.2 million feet. Therefore, the proposed hotel is consistent with the height limit.	Consistent with the Building and Site Standards for C-3, the proposed hotel use will have a maximum lot coverage of 90% and minimum landscaping of 10% of the lot. (County Code Table 22.20.040-A.) The proposed hotel will comply with the yard standards described in County Code Table 22.20.050-A.

Substantiation of Findings Under the County Code for CUPs

Pursuant to County Code Section 22.158.050, the following substantiates the findings necessary for issuance of a CUP:

A. The requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

The construction and operation of the proposed development, including the hotel component, would comply with the Building Code, Fire Code, and other applicable provisions (such as the noise ordinance), which are in place to ensure the health, peace, comfort, and welfare of persons residing or working in the surrounding area. In addition, County review of the development

plans, including the VTTM and architectural plans, and CEQA analyses prepared for Entrada South would ensure compliance with County standards and implement mitigation measures where appropriate.

County Code Title 22, Division 6, provides development standards, and County Code Section 22.26.030 sets forth specific requirements for development in the proposed C-3 zone. Entrada South would comply with applicable provisions outlined in these sections. The proposed hotel would extend approximately 75 feet above grade, consistent with the C-3 height standards. A hotel supports surrounding commercial, businesses, and residences by providing hotel services to the community and visitors. Therefore, the hotel would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

2. **Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.**

The proposed hotel Six Flags Magic Mountain Theme Park is located to the north and east of the hotel site (PA 2). Two office buildings and a gas station located farther to the east of Entrada South (i.e., the office buildings and gas station are not adjacent to the hotel use). The hotel building would generate typical noise associated with hotel uses and would not be materially detrimental to the nearby Theme Park or other existing uses located in the vicinity of the site.

The hotel building would not be adjacent to or near existing residential uses. Given the far distance (approximately 2,900 feet) between the hotel building and the nearest existing residential properties in the Westridge community, located to the south of Entrada South, including across Magic Mountain Parkway and the utility corridor, the hotel building would not detrimentally impact existing residential uses

The proposed hotel use would support the existing community, such as the Six Flags Magic Mountain theme park, offices located at 27750-27770 Entertainment Drive, and office and commercial opportunities located along The Old Road and east of the 5-Freeway in the vicinity of the site. The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel would be consistent with the applicable land use and zoning designations. For these reasons, the proposed hotel component would not be materially detrimental to the use, enjoyment, and value of property of other persons located in the vicinity of the site

3. **Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel will be consistent with the applicable land use and zoning designations. It will comply with the Building Code and Fire Code and other applicable standards (such as the Noise Ordinance). Accordingly, development of the hotel would not jeopardize, endanger, or otherwise constitute a menace to public health, safety, and welfare.

B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Vesting Tentative Tract Map 53295 depicts lots which are designed to be of adequate size and shape to accommodate all required development features of the proposed C-3 zone, including the hotel component located in PA 2. The proposed hotel will be consistent with the applicable land use and zoning designations. The hotel will comply with the applicable design, setback, height, and other standards specified for the C-3 zone. Accordingly, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Ordinance.

C. The proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

The hotel component will be served by a circulation system designed to be adequate in size to serve the planned development of Entrada South. The PA-2 hotel site is located along Magic Mountain Parkway which is designated as a major highway on the County's circulation element.

2. By other public or private service facilities as are required.

The hotel will be adequately served by public and private facilities consistent with the planned development of Entrada South. The development will provide necessary facilities and improvements in accordance with the County’s review of VTTM 53295 and associated entitlements.

CONDITIONAL USE PERMIT 00-210

BURDEN OF PROOF
FOR ON-SITE GRADING
FOR ENTRADA SOUTH

Background

Entrada South consists of approximately 382 acres and is located west of I-5 and The Old Road, on the north and south side of Magic Mountain Parkway, and south of Six Flag Magic Mountain theme park. Surrounding development and land uses include the City of Santa Clarita east of The Old Road and I-5, the existing community of Westridge to the south, and the Newhall Ranch Specific Plan area to the west. Within the Newhall Ranch Specific Plan area, the approved Mission Village community, which has been under development since the end of 2017, is located immediately west of Entrada South.

The proposed development of Entrada South is a mixed-use development divided into 14 Planning Areas. The Newhall Land and Farming Company is requesting approval of Vesting Tentative Tract Map (VTTM) 53295. VTTM 53295 would subdivide Entrada South into a total of 200 lots. Development in the tract map area would include 1,574 dwelling units, 730,000 square feet of non-residential development, a public park and potential school site, a spineflower preserve, and trails and infrastructure (including but not limited to utility improvements and vehicle charging) within Entrada South. Facilities and infrastructure proposed within VTTM 53295 include roads and trails, drainage and water quality improvements, potable and recycled water systems, a sanitary sewer system, and dry utilities systems. Non-residential development could include any allowable uses consistent with the MXD and C-3 zoning designations, including but not limited to residential, commercial, office, retail, and hotel uses.

Request

Grading is necessary to develop the project as proposed. Section 22.14.070 of the Los Angeles County Code (County Code) describes an on-site grading project as "any excavation or fill, or a combination of both, requiring a grading permit by Title 26 (Building Code) of the County Code, which will involve a volume of earth greater than 100,000 cubic yards". An on-site grading project requires the approval of a Conditional Use Permit. The proposed development would require approximately 6.5 million cubic yards of earthwork (cut/fill) to allow for the proper base and slope for the proposed development. As proposed grading for Entrada South exceeds 100,000 cubic yards, a Conditional Use Permit has been requested.

Entrada South includes approximately 6.5 million cubic yards of earthwork and that is balanced within the limits of the project. This earthwork will entail hauling dirt across public rights of ways in and immediately adjacent to the Entrada South site. There may be the need to move dirt across Magic Mountain Parkway between Planning Areas 1-3 and 4-13. Additionally, Planning Area 14 is physically separated from those Planning Areas by a spineflower preserve. For this reason, hauling along Magic Mountain Parkway and The Old Road will be required to bring Planning Area 14 to proposed grades. The yardage that may need to be moved between Planning

Areas 1-3 and 4-13 will depend on the shrinkage or bulking factors may only amount to moving trench dirt or other minimal quantities. Earthwork to be hauled to Planning Area 14 is anticipated to total roughly 40,000 cubic yards.

Approval of a Conditional Use Permit to authorize grading in excess of 100,000 cubic yards requires that a project applicant demonstrate the following findings:

The proposed use will be consistent with the adopted General Plan for the area.

The general plan designations for Entrada South are included in the Santa Clarita Valley Area Plan (SCVAP), One Valley One Vision, 2012, which was adopted by the Board of Supervisors on November 27, 2012 and became effective on December 27, 2012. Entrada South is designated H-5 south of Magic Mountain Parkway and CM north of Magic Mountain Parkway.

H5—Residential 5: The H5 designation provides for residential neighborhoods that typify much of the planning area. Allowable uses in this designation include single-family homes and other residential uses at a maximum density of five dwelling units per acre. Density-controlled development (clustering) is encouraged on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. Supportive commercial and institutional uses serving the local area also may be allowed without a General Plan or Area Plan Amendment, but may require a zone change, CUP, and/or other approvals. Permitted uses are subject to the requirements of the underlying zoning designation.

CM—Major Commercial: The CM designation is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Permitted uses include retail stores and regional shopping centers; theatres and other largescale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. Such uses are subject to a maximum FAR of 2.0. All such uses are subject to the requirements of the underlying zoning designation.

The proposed uses will be consistent with the adopted General Plan. The SCVAP is a County planning document for the Santa Clarita Valley area that establishes the General Plan land use designations and zoning for the unincorporated areas. The SCVAP applied a comprehensive approach to land use planning for the region. The SCVAP identified areas appropriate for new residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.[1] The proposed uses in Entrada South are consistent with the H5 and C-3 land use designations from the SCVAP, which allow for residential and commercial development. The proposed

[1] The Santa Clarita Valley Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36 ("The Land Use Maps for the City's General Plan and the County's Area Plan have reinforced the concentration of urban land uses within central portions of the Valley by designating significant areas of open space and rural residential uses between more developed areas and the National Forest lands. The intent of these designations is to maintain urban uses within the flatter portions of the Valley that have access to infrastructure, roads, and public facilities, and to minimize encroachment of urban development into hillside areas."

development within Entrada South provides a total of 1,574 dwelling units and 730,000 square feet of non-residential development in close proximity to transit stations, while facilitating a Transportation Demand Management program to promote alternative forms of transit and enhance walkability, which is consistent with the H5 and C-3 designations. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the spineflower preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a spineflower preserve and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

1. The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

Development of Entrada South would be consistent with the long-range planning for the site as identified in the SCVAP as well as the Los Angeles County Hillside Design Guidelines, Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure that the proposed development would not adversely affect the health, peace, comfort or welfare of persons in the surrounding area.

In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the project's geotechnical report, as reviewed and approved by the County Department of Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's vesting tentative map application (VTTM No. 53295), which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

The proposed grading operations will not adversely affect the welfare of persons residing or working in the surrounding area as the operations will be temporary, will be conducted on the vacant project site, and in accordance with all applicable County rules and regulations.

b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

Development of Entrada South would be consistent with the long-range planning for the site as identified in the Santa Clarita Valley Area Plan as well as the Los Angeles County Hillside Design Guidelines, Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the project's geotechnical report, as reviewed and approved by the County Department of Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of

grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's vesting tentative map application (VTTM No. 53295), which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements. Therefore, the grading and haul route operations will not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Development of Entrada Planning Area would be consistent with the long-range planning for the site as identified in the SCVAP, as well as the Los Angeles County Hillside Design Guidelines, Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the project's geotechnical report, as reviewed and approved by the County Department of Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's vesting tentative map application (VTTM No. 53295), which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report

Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements. Therefore, the grading and haul route operations will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed development would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 of the County Code and would be integrated into the surrounding area, such as Mission Village (under construction). Compliance with applicable design and development standards and guidelines would ensure that Entrada South development incorporates adequate yards, walls, fences, parking and loading facilities, landscaping, and other features. Further, the proposed development's VTTM and architectural and landscaping plans are

reviewed by the County prior to approval to confirm compliance with all applicable County standards.

4. That the proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

The proposed development will be served by a circulation system designed to be adequate in size to serve the planned development of Entrada South. Entrada South is located along Magic Mountain Parkway which is designated as a major highway on the County's circulation element.

b. By other public or private service facilities as are required.

The project will be adequately served by public and private facilities consistent with the planned development of Entrada South. The development will provide necessary facilities and improvements in accordance with the County's review of VTTM 53295 and associated entitlements.

CONDITIONAL USE PERMIT 00-210

BURDEN OF PROOF
FOR DEVELOPMENT WITHIN A HILLSIDE MANAGEMENT AREA
FOR ENTRADA SOUTH

Background

Entrada South consists of approximately 382 acres and is located west of I-5 and The Old Road, on the north and south side of Magic Mountain Parkway, and south of Six Flag Magic Mountain theme park. Surrounding development and land uses include the City of Santa Clarita east of The Old Road and I-5, the existing community of Westridge to the south, and the Newhall Ranch Specific Plan area to the west. Within the Newhall Ranch Specific Plan area, the approved Mission Village community, which has been under development since the end of 2017, is located immediately west of Entrada South.

The proposed development of Entrada South is a mixed-use development divided into 14 Planning Areas. The Newhall Land and Farming Company is requesting approval of Vesting Tentative Tract Map (VTTM) 53295. VTTM 53295 would subdivide Entrada South into a total of 200 lots. Development in the tract map area would include 1,574 dwelling units, 730,000 square feet of non-residential development, a public park and potential school site, a spineflower preserve, and trails and infrastructure (including but not limited to utility improvements and vehicle charging) within Entrada South. Facilities and infrastructure proposed within VTTM 53295 include roads and trails, drainage and water quality improvements, potable and recycled water systems, a sanitary sewer system, and dry utilities systems. Non-residential development could include any allowable uses consistent with the MXD and C-3 zoning designations, including but not limited to residential, commercial, office, retail, and hotel uses.

Request

This Conditional Use Permit is requested for Entrada South to allow development in a hillside management area (HMA). Entrada South provides a clustering design to reduce impacts to sensitive habitat and preserve hillside and open space associated with the spineflower preserve. Approximately 220 acres of the site's 382 acres is within a HMA (25%+ slope). Approximately 160 acres (42 percent of the overall site) consists of 25 to 49.99 percent slopes, and 60 acres (16 percent of the overall site) consists of greater than 50 percent slopes. As Table 1 shows, the proposed development would develop approximately 178 acres within the HMA and preserve approximately 42 acres as open space, which would consist of the spineflower preserve, natural open space, and trails. The proposed development would require approximately 6.5 million cubic yards of grading (cut/fill) to allow for the proper base and slope for the proposed development.

Table 1: Hillside Management Area Summary

Slope	Develop	Preserve	Total
25 to 49.99 percent	127.8 (58%)	32.3 (15%)	160.1 (73%)
50 or greater percent	50.4 (23%)	9.8 (4%)	60.2 (27%)
Total:	178.2 (81%)	42.1 (19%)	220.3

The Los Angeles County Code (County Code) Section 22.104.060, *Findings,* requires the submission of the findings required by Section 22.158.050:

1. The proposed use will be consistent with the adopted General Plan for the area.

The General Plan designations for Entrada South are included in the Santa Clarita Valley Area Plan (SCVAP), One Valley One Vision, 2012, which was adopted by the Board of Supervisors on November 27, 2012 and became effective on December 27, 2012. Entrada South is designated H-5 south of Magic Mountain Parkway and CM north of Magic Mountain Parkway.

H5—Residential 5: The H5 designation provides for residential neighborhoods that typify much of the planning area. Allowable uses in this designation include single-family homes and other residential uses at a maximum density of five dwelling units per acre. Density-controlled development (clustering) is encouraged on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. Supportive commercial and institutional uses serving the local area also may be allowed without a General Plan or Area Plan Amendment, but may require a zone change, CUP, and/or other approvals. Permitted uses are subject to the requirements of the underlying zoning designation.

CM—Major Commercial: The CM designation is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Permitted uses include retail stores and regional shopping centers; theatres and other largescale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. Such uses are subject to a maximum FAR of 2.0. All such uses are subject to the requirements of the underlying zoning designation.

The proposed uses will be consistent with the adopted General Plan. The SCVAP establishes the General Plan land use designations and zoning for the unincorporated areas. The SCVAP applied a comprehensive approach to land use planning for the region. The SCVAP identified areas appropriate for new residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.[1] The proposed uses in Entrada South are consistent with the H5 and CM land

[1] The Santa Clarita Valley Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36 ("The Land Use Maps for the City's General Plan and the County's Area Plan have reinforced the concentration of urban land uses within central portions of the Valley by designating significant areas of open space and rural residential uses between more developed areas and the National Forest lands. The intent of these designations is to maintain urban uses within the flatter portions of the Valley that have access to infrastructure, roads, and public facilities, and to minimize encroachment of urban development into hillside areas.").

use designations from the SCVAP, which allow for residential and commercial development. The proposed development within Entrada South provides a total of 1,574 dwelling units and 730,000 square feet of non-residential development while facilitating a Transportation Demand Management program to promote alternative forms of transit and enhance walkability, which is consistent with the H5 and CM designations. The project would implement a suite of mitigation measures to achieve net-zero GHG emissions, recognized by the California Air Resources Board as a model of sustainability in the 2017 Scoping Plan. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the spineflower preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a spineflower preserve and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

Figure CO-1, *Hillsides and Designated Ridgelines* in the SCVAP designates the prominent ridgelines within the Santa Clarita Valley Planning Area. No prominent ridgelines are designated within Entrada South. The proposed development incorporates a cluster development approach which would focus development away from slopes and ridgelines on site to the extent feasible and maintains undeveloped slopes within the spineflower preserve, as discussed above.

2. The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

Development of Entrada South would be consistent with the long-range planning for the site as identified in the SCVAP as well as the Los Angeles County Hillside Design Guidelines, Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure that the proposed development would not adversely affect the health, peace, comfort or welfare of persons in the surrounding area.

In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the project's geotechnical report, as reviewed and approved by the County Department of Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's vesting tentative map application (VTTM No. 53295), which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

Accordingly, Entrada South's development within the HMA will not adversely affect the welfare of persons residing or working in the surrounding area because the uses are consistent with the SCVAP and operations will be conducted in accordance with all applicable County rules and regulations.

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

Development of Entrada South would be consistent with the long-range planning for the site as identified in the SCAVP as well as the Los Angeles County Hillside Design Guidelines, Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the project's geotechnical report, as reviewed and approved by the County Department of Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's vesting tentative map application (VTTM No. 53295), which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

Accordingly, Entrada South's development within the HMA will not be materially detrimental to the use, enjoyment or valuation of surrounding properties because the uses are consistent with the SCVAP and operations will be conducted in accordance with all applicable County rules and regulations.

c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Development of Entrada South would be consistent with the long-range planning for the site as identified in the SCAVP as well as the Los Angeles County Hillside Design Guidelines, Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the project's geotechnical report, as reviewed and approved by the County Department of Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's vesting tentative map application (VTTM No. 53295), which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

Accordingly, Entrada South's development within the HMA will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the uses are consistent with the SCVAP and operations will be conducted in accordance with all applicable County rules and regulations.

3. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.**

The proposed development would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 of the County Code and would be integrated into the surrounding area, such as Mission Village (under construction). Compliance with applicable design and development standards and guidelines would ensure that Entrada South development incorporates adequate yards, walls, fences, parking and loading facilities, landscaping, and other features. The proposed development would be designed consistent with County Code Section 22.104.010, *Hillside Management Areas*, including Appendix I (Hillside Design Guidelines) as discussed below, along with the applicable development standards for the site zoning. Further, the proposed development's VTTM and architectural and landscaping plans are reviewed by the County prior to approval to confirm compliance with all applicable County standards.

4. **That the proposed site is adequately served:**

   a. **By highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate.**

The proposed development will be served by a circulation system designed to be adequate in size to serve the planned development of Entrada South. Entrada South is located along Magic Mountain Parkway which is designated on the County's circulation element. Entrada South will implement a Transportation Demand Management program to reduce vehicle miles traveled and encourage alternative forms of transit.

   b. **By other public or private service facilities as are required.**

The project will be adequately served by public and private facilities consistent with the planned development of Entrada South. The development will provide necessary facilities and improvements in accordance with the County's review of VTTM 53295 and associated entitlements.

County Code Section 22.104.060, *Findings*, requires substantiation of the following findings in addition to County Code Section 22.158.050:

A. **That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, by:**
   1. **Locating development outside of HMAs to the extent feasible;**
   2. **Locating development in the portions of HMAs with fewer hillside constraints; and**
   3. **Using sensitive hillside design techniques tailored to the site requirements.**

The proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, in accordance with the SCVAP, which

applied a comprehensive approach to land use planning for the region and identified areas that were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.[2] As noted above, no prominent ridgelines are designated by the SCAVP within Entrada South and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the SCAVP, which allow for residential and commercial development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the spineflower preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

As shown in VTTM 53295, the proposed development incorporates sensitive hillside design techniques tailored to the site, such as a clustered development approach and the spineflower preserve described above to preserve the physical integrity of HMAs to the extent feasible and to locate development outside of onsite HMAs to the extent feasible, resulting in lesser impacts to hillside resources. The proposed development has been designed to respect natural resources and features on-site through the preservation of natural open space areas, utilization of natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and restoration of a portion of the drainage course referred to as Unnamed Canyon 2 as an open, vegetated drainage channel.

B. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by:

1. **Locating development outside of HMAs to the extent feasible;**
2. **Locating development in the portions of HMAs with the fewest hillside constraints; and**
3. **Using sensitive hillside design techniques tailored to the site requirements.**

The proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillsides in accordance with the SCAVP, which applied a comprehensive approach to land use planning for the region and identified areas that were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.[3] As noted above, no prominent ridgelines are designated by the SCAVP within Entrada South and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the SCAVP, which allow for residential and commercial development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open

[2] The Santa Clarita Valley Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.
[3] The Santa Clarita Valley Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.

space and maintains undeveloped slopes within the spineflower preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

The proposed development uses sensitive hillside design techniques tailored to the site, such as cluster design approach, to locate development outside of the HMAs and preserve the scenic value of the HMAs within the spineflower preserve. Development within the HMAs would comply with the County's General Plan, the SCAVP and the County Zoning Code. The proposed development also incorporates a system of trails for the use of residents and the surrounding community to appreciate and enjoy scenic views of the slopes, ridgelines, and other aesthetic qualities of the natural hillsides onsite.

C. That the proposed development is compatible with or enhances community character, and provides open space as required in this Chapter.

The proposed development is compatible with and enhances community character, and provides open space consistent with the requirements of the County Code. The proposed use is consistent with the H5 and CM land use designations from the SCAVP. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the spineflower preserve. The development incorporates a cluster design approach and conserves portions of the site as open space. The proposed development includes approximately 141 acres in designated open space, park, or recreation lots, including a 28-acre spineflower preserve. The clustering of development, preservation of natural open space, slopes, and ridgelines, and compliance with the applicable County requirements would ensure that the development is compatible with community character.

D. Where open space requirements of this Chapter are modified:

1. **For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or**
2. **For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space.**

The proposed development complies with all County open space requirements; no modification to such requirements is requested.

E. That the proposed development is in substantial compliance with the Hillside Design Guidelines.

The proposed development would substantially comply with the Hillside Design Guidelines (Appendix I of County Code Section 22.104) as shown in the consistency matrix provided below. The proposed development would incorporate a clustered design approach that would allow Entrada South to conserve portions of the site as open space and preserve natural

landforms. As shown in VTTM 53295, the proposed development's development siting, grading, and road circulation would allow the site to preserve natural slopes and topography. Building design and landscaping would also substantially comply to the Hillside Design Guidelines as described below. As described, Entrada South is reasonably implementing feasible design measures into the project design, taking into account the location, context, size, and complexity of the project.[4]

[4] Where a design measure cannot be reasonably implemented into the project design, the discussion below explains why the project's setting, including the project site's constraints and topography, prevents it from implementing the design measure in full.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
Site Planning	
1.1. Locate 50 percent or more of the project's buildings and developable lots within 500 feet of existing sewer, water, and roadway infrastructure.	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 percent of the development footprint on the flattest portions of the site[5] (i.e., those areas having slopes of less than 25 percent), when that area does not contain rare, sensitive, or federal or State listed threatened or endangered species.	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, such that new development within undisturbed areas is reduced.	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 percent of developable lots within blocks that have a perimeter of one-quarter mile (1,320 feet) 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	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.

[5] "Site" referred to in the Design Measures means the "project site" or "subject property" for Entrada South.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
better fit in with the natural topography.)	
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 or less.	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 square feet) in such a manner that it will produce different building layouts and sizes.	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 one to 30 feet.	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 facade to face the roadway.	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 percent.	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

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
	project generally follows the existing landform.
1.10. Preserve the most prominent and unique slopes, hilltops, and ridgelines[6] on the site for recreational uses within dedicated (or common) open space areas.	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 open space acreage requirements by 10 percent or more.	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 feet wide.	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 percent of the overall project's disturbed (improved) open space for recreational purposes.	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 feet wide) between undisturbed open space and development.	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

[6] When ridgelines are mapped as significant ridgelines by the County, the stricter regulations applicable to those ridgelines shall apply; however, no significant ridgelines are located within Entrada South.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
	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[7] at the points and making them accessible to the public. When provided, this shall count as improved open space.	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 (one acre or larger) and connect to any onsite or offsite public trails.	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 feet 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.	Between planning areas there are trails and at midblock there are pedestrian access points.
1.18. Use any other site planning techniques not listed in this Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to allow	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

[7] Such as decks, seating arrangements, overhead cover (trellis or gazebo), landscaping and shade trees, and information signs for landmarks or points in interest.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
the project to meet the findings required by Section 22.104.060 (Findings).	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.
Grading and Facilities	
2.1. For projects with more than 100,000 cubic yards of onsite earthwork, avoid any mass cut and fill grading that would result in a change of 25 feet or greater in elevation from the existing natural grade to the finished manufactured grade at any one point on the site.	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.	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 to maintain the natural pattern of the topography to the greatest extent feasible.	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 feet in length) to be variable in terms of height and spacing to replicate natural topographical patterns, taking into account	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.

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hydrology design and any sewer, water, and storm drain infrastructure.	
2.5. Locate water tanks and other similar types of structures that are 20 feet tall or taller so that their highest point is at least 50 feet below the crest of the highest hilltop or ridgeline, on or off the site, that is located within 500 feet of the water tank or similar structure.	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.	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 the Guidelines.	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[8] that are attractively landscaped, conserve water, improve water quality, and provide opportunity for recreational activity. (Note: These features may be counted towards required open	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.

[8] Subject to the approval of Public Works.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
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.)	
2.9. Build retaining walls to be less than six feet in exposed height, and terrace the walls where appropriate and in a manner that does not substantially increase visual impacts.	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[9] for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces, and storm gutters.	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 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.)	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.

[9]Subject to the approval of the Department.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
2.12. Use any other grading and public facility design techniques not listed in this Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site, and allow the project to meet the findings required by Section 22.104.060 (Findings).	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.
Road Circulation	
3.1. Provide at least two points of paved roadway access[10] 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.)	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.

[10] May be a private roadway or fire lane but shall be un-gated, accessible by the public, and of sufficient width to meet Fire Department requirements.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
3.2. Locate and design new roadways to follow the existing natural slope contours, avoiding mass landform alteration and excessive grading.[11]	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 percent or more of the project road circulation system to allow slightly higher gradients (up to 15 percent) 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.	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[12] for roadway segments exceeding 1,000 feet in length.	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 square feet or less block perimeter), such that at least 75 percent 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.)	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 cul-de-sacs in limited instances, such as where road connections would require grading into	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

[11] Subject to the sight distance, signing, striping and marking requirements of Public Works.
[12] Subject to the maximum allowed street grade requirements of Public Works.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
50 percent or greater slopes or grading into 25 percent or greater slopes for a distance of more than 500 feet.	limit the necessary grading.
3.7. Provide unpaved trail or paved pedestrian path thru-connections (e.g. pedestrian paseos) for all cul-de-sacs. (Note: Fee-dedicated strips are recommended instead of easements on private lots.)	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 percent of the development perimeter, in areas with steep hillside terrain, and to buffer development from undisturbed open space.	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 feet below the crest of the tallest hilltop or ridgeline located onsite, or offsite within 500 feet of the project boundary.	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).	There are no unique or important natural features (such as oak trees or rock outcroppings) within the footprint of the project's roadways.
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 feet of vertical and horizontal clearance recommended).	The project does not include any bridges.
3.12. Use private drives instead of public roadways	Because the project includes larger multi-family housing planning areas

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
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.)	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 Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by Section 22.104.060 (Findings).	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.
Building Design	
4.1. Place structures or limit their height so that their rooflines are equal to or below the elevation of the roadway grade of the development above.	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 percent 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.)	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	The project utilizes multiple multi-family planning areas that generally

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
building placements that better responds to the hillside terrain and creates a more interesting and attractive streetscape.	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 two stories (or 25 feet) when sited on 25 percent or greater slopes or when the building pad elevation is located less than 50 feet below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 feet.	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[13] 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).	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.
4.6. Use pitched roofs (at least 1.5:1) and shingles for new residences.[14]	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	Building elevations are not available yet. However, it is anticipated that

[13] Such as metal, stone, wood, brick, plaster, and concrete.
[14] Subject to approval by the Fire Department.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
rooftop mechanical equipment from public view.	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 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).	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 square feet or less total sign surface area (10 square feet for projecting signs) per business establishment.	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, or decorative concrete, and to be no more than six feet in height. (Note: The placement of all monument signs shall accommodate an adequate line of sight to the	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.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
adjacent roadway.)	
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.	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.	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 Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by Section 22.104.060 (Findings).	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.
Landscaping	
5.1. Retain and incorporate 50 percent or more of existing onsite trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan.[15]	The project retains and incorporates 35% percent of existing onsite trees and woodlands and will comply with the provisions of Oak Tree Permit 200700018.

[15] May require consultation with the County biologist prior to conceptual landscaping plan approval.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
5.2. Avoid all healthy[16] oak tree encroachments and removals through the sensitive location and design of development.	The project will comply with the provisions of Oak Tree Permit 200700018.
5.4. Utilize native and drought-tolerant trees, shrubs, and ground cover over all exposed graded areas.	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 percent of all graded slopes and improved open spaces at a minimum ratio of one new shrub per 100 square feet of total graded slopes and improved open space area and one new tree per 800 square feet of total graded slopes and improved open space area.	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.	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 onsite and listed in the project's plant surveys and biota reports	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	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

[16] As determined by a qualified arborist. Only applies to oaks that are the minimum ordinance size or larger.

Hillside Design Guidelines – Design Measure	Entrada South Consistency Discussion
features such as block walls, infrastructure, and exposed and prominently located building facades.	feasible and consistent with the overall design.
5.9. Use plant materials and irrigation systems that, combined, conserve water 20 percent or more beyond State and County requirements.	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.	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 Chapter that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow the project to meet the findings required by Section 22.104.060 (Findings).	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.

OAK TREE PERMIT 2007-00018

BURDEN OF PROOF
FOR ENTRADA SOUTH

Background

The Entrada South project consists of approximately 382 acres and is located west of I-5 and The Old Road, on the north and south side of Magic Mountain Parkway, and south of Six Flag Magic Mountain theme park. Surrounding development and land uses include the City of Santa Clarita east of The Old Road and I-5, the existing community of Westridge to the south, and the Newhall Ranch Specific Plan area to the west. Within the Newhall Ranch Specific Plan area, the approved Mission Village community, which has been under development since the end of 2017, is located immediately west of the Entrada South. Additionally, the proposed Legacy Village community is located to the southwest.

The proposed Entrada South project is a mixed-use development divided into 14 Planning Areas (PA). The Entrada South is requesting approval of Vesting Tentative Tract Map (VTTM) 083582. VTTM 53295 would subdivide the site into a total of 200 lots. Development in the tract map area would include 1,574 dwelling units, 730,000 square feet of non-residential development, a public park and potential school site, a spineflower preserve, and trails and infrastructure within the Entrada South. Facilities and infrastructure proposed within VTTM 53295 include roads and trails, drainage and water quality improvements, potable and recycled water systems, a sanitary sewer system, and dry utilities systems. Non-residential development could include any allowable uses consistent with the C-3 zoning designation, including but not limited to commercial, office, retail, and hotel uses.

Request

This Oak Tree Permit is requested to authorize oak tree impacts associated with development of the Entrada South. Per the March 31, 2023 update to the oak tree report prepared by Carlberg Associates (the "Oak Tree Report")there is a total of 51 oak trees surveyed subject to the Los Angeles County Oak Tree Ordinance that were located either within the Entrada South site boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the project but associated with project development.

Of the 51 oak trees surveyed, 34 will be removed and one will be encroached upon by development of the project. The encroached tree is a heritage oak tree which would have a proposed encroachment into its protected zone. The remaining 34 are proposed to be removed (none of them are heritage).

The majority of the inventoried oaks onsite or within 200 feet of the proposed impacted areas are valley oaks (Quercus lobata), totaling twenty-eight (28) trees. Two (2) coast live oaks (Q. agrifolia), nineteen (19) scrub oaks (Q. berberidifolia) and two (2) Q. lobata-berberidifoliahybrids are the remainder of the 51 inventoried oaks. Of the 51 ordinance-sized oak trees inventoried for this report, 34 trees are proposed for removal, one tree will potentially have

an encroachment into its protected zone, and 16 trees will remain with no impact. Two of the 51 inventoried oak trees (#9 and 12 -both Q. lobata) qualify as heritage oak trees based on their trunk diameter. One heritage tree (#9) is proposed to be saved with no impacts or encroachments into its protected zone. One heritage tree (#12) is proposed to have an encroachment into its protected zone.

Consistent with the Oak Tree Report, mitigation measures and preservation guidelines have been established for the 35 oak trees proposed to be impacted. The project also has been designed to maximize open space areas, including the onsite Spineflower preserve, which includes oak trees.

Section 22.174.060 of the Los Angeles County Code requires substantiation of the following facts:

1. **The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.**

   Implementation of the Entrada South, as depicted on Vesting Tentative Tract Map No. 53295 will not endanger the health of the 16 remaining, un-impacted oak trees which are located within the project boundaries or off-site but associated with project development, as indicated in the Oak Tree Report. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.

   Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protective zone of the 16 oak trees where no impacts are proposed as well as the 1 tree subject to encroachment. Any grading or other construction-related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

2. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.**

   The proposed impacts to oak trees will not result in any additional soil erosion through diversion or increased flow of surface waters, which cannot be mitigated satisfactorily through on-site drainage control measures that shall be implemented with the project.

   The proposed project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of pollutants. Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

3. In addition to the above facts, at least one of the following findings apply:

a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:

i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.

The 34 trees proposed for removal are located in areas of the property where their continued existence would preclude the development of the property in an efficient manner. The proposed project requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed, however, the project has been designed to maximize open space areas, including the onsite Spineflower preserve, which includes oak trees.

In an effort to balance the need to protect the oak trees and still develop the project site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 51 oak trees located both on-site and off-site, 34 are proposed to be impacted by development, slated for removal. It is anticipated that the 1 tree proposed for encroachment will remain healthy and provide a visual amenity to future residents. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.

Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed.

b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or

The majority of oak tree impacts, 34 removals and 1 encroachment are associated with on-site project development, including residential and commercial lots, roadways, utilities and other infrastructure depicted on the tentative tract map.

c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

Of the 51 oaks inventoried, 1 oak tree (2%) received an "A" grade, 18 oak trees (35%) received a "B" grade and 27 oaks (53%) earned a "C' grade at the time of the surveys. Due mostly to fire damage and its effects, 5 oak trees (10%) received a "D" grade because of failing health.

4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The proposed removal of 34 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure as mitigation measures will be implemented to offset the removals.

Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas, such as the onsite Spineflower preserve. The applicant recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.

The applicant is committed to maintaining the healthy condition of all oak trees to be retained. Replacement trees shall consist of valley oak (Q. lobata), California scrub oak (Q. berberidifolia) andcoast live oak (Q. agrifolia) trees. The size and quality of the replacement trees shall be consistent with the conditions of approval in the Oak Tree Permit, usually 15-gallon container size. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The project proposes to provide several areas designated for tree replacement.

As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).

Further, the Oak Tree Report provides that any grubbing (plant or topsoil removal), demolition, digging, excavating, filling, grading, trenching, or construction within the Tree Protection Zone (TPZ) of any protected oak tree in relation to the project shall be monitored by the Arborist of Record.

PARKING PERMIT 2007-00013

BURDEN OF PROOF
FOR ENTRADA SOUTH

Background

Entrada South consists of approximately 382 acres and is located west of I-5 and The Old Road, on the north and south side of Magic Mountain Parkway, and south of Six Flag Magic Mountain theme park. Surrounding development and land uses include the City of Santa Clarita east of The Old Road and I-5, the existing community of Westridge to the south, and the Newhall Ranch Specific Plan area to the west. Within the Newhall Ranch Specific Plan area, the approved Mission Village community, which has been under development since the end of 2017, is located immediately west of Entrada South.

The proposed development of Entrada South is a mixed-use development divided into 14 Planning Areas. The Newhall Land and Farming Company is requesting approval of Vesting Tentative Tract Map (VTTM) 53295. VTTM 53295 would subdivide Entrada South into a total of 200 lots. Development in the tract map area would include 1,574 dwelling units, 730,000 square feet of non-residential development, a public park and potential school site, a spineflower preserve, and trails and infrastructure. Non-residential development could include any allowable uses consistent with the MXD and C-3 zoning designations, including but not limited to residential, commercial, office, retail, and hotel uses.

Request

This Parking Permit is requested for Entrada South to authorize reciprocal parking across lot lines within the Entrada South site. Entrada South provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112, however, this Parking Permit has been requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within Entrada South includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot. As a result, a Parking Permit is required.

Section 22.178.050 of the Los Angeles County Code (County Code) requires substantiation of the following findings:

1. **There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following:**
    a. **The nature of the use is such that there is a reduced occupancy;**
    b. **The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car**

pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration;

c. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or

d. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).

Entrada South provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112, however, this Parking Permit is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within Entrada South includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Thus, the alternative arrangement requested by this Parking Permit ensures compliance with the parking requirements.

2. There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:

a. Uses sharing parking facilities operate at different times of the day or days of the week;

b. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or

c. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.

Entrada South is not proposing any special parking arrangements contemplated by Findings 2(a)-(c). Accordingly, there are no conflicts arising from these special parking arrangements.

3. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:

a. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use;

b. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or

c. Such transitional lots are designed to minimize adverse effects on surrounding properties.

This Parking Permit does not request any use of parking located off-site of the Entrada South site. While Entrada South does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

4. The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

This requested Parking Permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because each Planning Area provides the required number of parking spaces. Thus, while not located on the same lot as the use the parking will serve, parking will be located on adjacent private drives or nearby lots convenient to the use they are intended to serve and will be designed to comply with Zoning Ordinance and other applicable requirements. The proposed development's mixed-use design, pedestrian and bicycle facilities, and Transportation Demand Management program are anticipated to reduce the reliance on automobiles. Further, the project's Transportation Impact Analysis (TIA) demonstrates the development's conformance with the County's transportation standards.

5. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

Each lot has been designed to be adequate in size to meet the development standards required by County Code. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated in accordance with the County Code. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

ENTRADA SOUTH
VTTM 53295
Waiver of Public Street Frontage

The Newhall Land and Farming Company has proposed VTTM 53295, Entrada South, to use a variety of public streets and highways throughout the Entrada South project site to provide adequate traffic movement and circulation. However, the project also uses many private drives throughout the residential and non-residential development areas in order to provide adequate circulation and access to individual homes or commercial areas while facilitating a clustered development that preserves hillsides and open space. Importantly, all of the project's private drives will be encumbered to ensure they are accessible by the public.

Access to each developable lot and building within VTTM 53295 meets County code criteria for road design and access through the provision of public streets, as well as private drives design per the County requirements outlined by the Private Drives Manual. However, in some cases, the use of private drives, as opposed to public streets, requires a waiver from County Code requirements. This waiver request identifies each lot that does not have public street frontage, as well as limitations that constrain the project's ability to provide public street access to each such lot.

Specifically, County Code Section 21.24.040 (Modifications to access and frontage requirements) states: "The advisory agency to modify the requirements of Sections 21.24.010, 21.24.020, 21.24.190, and 21.24.290 where it can be shown that the topographic conditions, title limitations, pattern of ownership, or state of development of parcels in the immediate make the strict application of these provisions impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby."

It is impractical for VTTM 53295 to meet certain requirements of Sections 21.24.010 and 21.24.290 because the project provides access to some lots (specified below in Table 1) by private drives instead of public streets due to topographic conditions, drainage and biological constraints, and title limitations. To reduce impacts to sensitive biological habitat, preserve hillsides, and maintain open space associated with the Spineflower preserve, the project provides a "clustered" design for buildings and access that focuses structures and roadways within portions of the site, leaving greater areas for open space or preservation compared to a non-clustered design. To facilitate the clustered design, and due to the topographical constraints, private drives are used internally for several proposed buildings, which lessens the development footprint that would otherwise be required if public streets were strictly required. This practice has allowed the project to maximize the development footprint while avoiding drainage courses. The private drives will be owned and maintained by the project's homeowner's association and will be encumbered by access easements that ensure public use.

In spite of the site's topographic, biologic, and title constraints, the project has successfully

clustered a variety of housing types and densities on individual condominium lots, as well as provided a compact arrangement of non-residential uses that front on two major arterial highways. This clustering, compact development approach, utilizing private drives, is less impactful than typical public streets which require a wider cross section with more pavement. The condominium lots with private drives allow for higher densities with less infrastructure as compared to public streets. The project has likewise situated the proposed commercial buildings and lots around existing infrastructure, while utilizing private drives onsite to help limit the development footprint.

Importantly, the private drives for both the residential and non-residential areas have been designed to accommodate the densities and uses proposed, while meeting Fire Department requirements. Therefore, the incorporation of certain private drives to facilitate clustering does not limit emergency evacuation or access by first responders.

Public streets provide the primary circulation throughout Entrada South and adjacent to the Entrada South site. VTTM 53295 is well-served by a network of public streets, including residential and industrial collectors and major arterial highways. The project includes access points to three major highways (The Old Road, Magic Mountain Parkway, and Commerce Center Drive), as well as one industrial collector (Westridge Parkway).

Accordingly, public health, safety and general welfare will not be adversely affected by the lack of public street frontage within VTTM 53295, as the primary circulation within and around Entrada South is through public streets, access to each lot and building is provided by HOA-maintained private access roadways that will have recorded public access easements, and all private drives meet Fire Department requirements to ensure emergency evacuation and access by first responders.

Table 1 below include the lots that are requested to waiver from public street frontage and public street access requirements.

TABLE 1
VTTM 53295 LOTS WITHOUT PUBLIC STREET FRONTAGE

Each developed residential, commercial or recreation lot below requires a waiver from both Sections 21.24.010 and 21.24.290 as they each take access via a private drive and, thus, do not have public street frontage or public street access to a highway.

Lot number	Use	Access Via Private Drive and Fire Lane
2	Comm-Bus Pk	X
10	Comm-Bus Pk	X
11	Comm-Bus Pk	X
12	Comm-Bus Pk	X
14	Comm-Bus Pk	X
15	Comm-Bus Pk	X
17	Comm-Bus Pk	X
18	Comm-Bus Pk	X
19	Comm-Bus Pk	X
23	Comm-Bus Pk	X
26	Comm-Bus Pk	X
38	mf-condo	X
39	mf-condo	X
40	mf-condo	X
41	mixed use-res	X
44	mf-condo	X
45	mf-condo	X
46	mf-condo	X
47	mf-condo	X
48	mf-condo	X
49	mf-condo	X
50	mf-condo	X
51	mf-condo	X
52	mf-condo	X
53	mf-condo	X
54	mf-condo	X
56	mf-condo	X

Lot number	Use	Access Via Private Drive and Fire Lane
59	mf-condo	X
62	mf-condo	X
63	mf-condo	X
66	mf-condo	X
67	mf-condo	X
68	mf-condo	X
69	mf-condo	X
81	mf-condo	X
82	mf-condo	X
85	mf-condo	X
98	mf-condo	X
100	mf-condo	X
126	mf-condo	X
127	mf-condo	X
128	mf-condo	X
131	mf-condo	X
141-145	mf-condo	X
171-173	mf-condo	X
175-179	mf-condo	X
185-186	mf-condo	X

- These lots are recreation/trail lots that do not have access via a public street or private drive, but adjoin lots with public access and can be combined on the final map.

OAK TREE PERMIT 2007-00022

BURDEN OF PROOF
FOR VALENCIA COMMERCE CENTER

Background

The Valencia Commerce Center (VCC) consists of approximately 328.5 acres of an undeveloped portion of the partially completed VCC industrial park/commercial center located west of I-5 and north of SR-126. VCC was originally approved for development by Los Angeles County through the issuance of various entitlements and certification of an EIR (SCH No. 1987-123005) in 1991 (CUP 87-360). The VCC is generally comprised of vacant land, RV storage and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek.

The VCC is located within the existing, built-out portions of the VCC industrial/business park and surrounded by existing single-family residential and industrial uses to the north. Existing industrial uses, The Old Road and the I-5 freeway are located to the east. SR-126 is located to the south. The proposed Entrada North community is located south of SR-126. To the west is the already developed portion of the existing VCC industrial/business park.

The VCC development proposed is3.4 million square feet light industrial/business park space on 120.2 acres with approximately 195.9 acres of open space Vesting Tentative Parcel Map (VTPM) 18108 depicts the proposed development parameters.

Request

This Oak Tree Permit is requested to authorize oak tree impacts associated with development of the VCC development. Per the November 1, 2021 update to the oak tree report prepared by Carlberg Associates (the "Oak Tree Report"), there are a total of 28 oak trees surveyed subject to the Los Angeles County Oak Tree Ordinance that were located either within the VCC site boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the development but associated with the development.

Of the 28 oak trees surveyed, 26 will be removed by the VCC development.

There are 25 valley oaks (Quercus lobata) and three valley oak hybrid (Quercus lobata x douglasii) within or immediately adjacent to the proposed development area. The oaks are concentrated in the eastern facing slope at the center of the property. Other vegetation on-site includes coastal sage scrub and native shrubs. A number of oak trees of less than ordinance size were noted onsite, but were not included in the inventory.

Of the 28 ordinance-sized oak trees inventoried for this report, 26 trees are proposed for removal and two trees will remain with no impact. One of the 28 inventoried oak trees (#5) qualifies as a heritage oak tree based on its trunk diameter. It is proposed to be saved with no impacts or encroachments into its protected zone.

Consistent with the Oak Tree Report, mitigation measures and preservation guidelines have been established for the 26 oak trees proposed to be impacted.

Section 22.174.060 of the Los Angeles County Code requires substantiation of the following facts:

1. **The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.**

   Implementation of the VCC development, as depicted on Vesting Tentative Parcel Map No. 18108 will not endanger the health of the 2 remaining, un-impacted oak trees (*Quercus lobate x douglasii* and *Quercus lobata*) which are located within the development boundaries or off-site but associated with the VCC development. Implementation of the proposed project would remove 26 oak trees, as indicated in the Oak Tree Report. Should additional oak trees grow into ordinance size within the duration of the oak tree permit, removal, encroachment or other impacts shall be included into the conditions of the oak tree permit to ensure proper mitigation. The Oak Tree Report completed for the VCC includes recommendations for tree protection during construction and mitigation.

   Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protective zone of the 2 oak trees where no impacts are proposed. Any grading or other construction-related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

2. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.**

   The proposed impacts to oak trees will not result in soil erosion through diversion or increased flow of surface waters, which cannot be mitigated satisfactorily through on-site drainage control measures that shall be implemented with the VCC development.

   The proposed project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of pollutants. Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

3. In addition to the above facts, at least one of the following findings apply:

a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:

i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.

The 26 trees proposed for removal are located in areas of the property where their continued existence would preclude the development of the property in an efficient manner. The proposed VCC development requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed.

In an effort to balance the need to protect the oak trees and still develop the site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 28 oak trees located both on-site and off-site, 26 are proposed to be impacted by development, with all of those slated for removal. No trees are proposed for encroachment. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 26 oak trees proposed to be impacted.

Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed.Building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or

The majority of oak tree impacts, including 26 removals are associated with the VCC development, including the proposed industrial/business park, roadways, utilities and other infrastructure depicted on the tentative tract map. There is no reasonable alternative to the removal of these trees, since the building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

Of the 28 oaks inventoried, two oaks (7%) received a "A" grade, 12 oak trees (43%) received a "B" grade, 13 oaks (46.5%) earned a "C" grade, and one oak (3.5%) received a "D" grade at the time of the surveys. This report identifies the extent of the potential impacts and recommends management and/or mitigation measures where appropriate.
For construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).

4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The proposed impacts to 26 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure as mitigation measures will be implemented to offset the removals.

Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas. The applicant has taken great care in designing the industrial/business park to minimize the number of trees which need to be removed in the development process. The applicant recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.

The applicant is committed to maintaining the healthy condition of all oak trees to be retained. For each tree removed, a minimum of two (2), 15-gallon replacement trees will be planted, resulting in a greater number of oak trees on site which would consist of valley oak (Q. lobata) trees. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The VCC development proposes to provide several areas designated for tree replacement.

As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).

Further, the Oak Tree Report provides that any grubbing (plant or topsoil removal), demolition, digging, excavating, filling, grading, trenching, or construction within the Tree Protection Zone (TPZ) of any protected oak tree in relation to the project shall be monitored by the Arborist of Record.

PARKING PERMIT PPL2022007239
BURDEN OF PROOF
FOR VALENCIA COMMERCE CENTER

Background

The Valencia Commerce Center (VCC) consists of approximately 329 acres of an undeveloped portion of the partially completed VCC industrial park/commercial center located west of I-5 and north of SR-126. VCC was originally approved for development by Los Angeles County through the issuance of various entitlements and certification of an EIR (SCH No. 1987-123005) in 1991 (CUP 87-360). VCC is generally comprised of vacant land, RV storage and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek.

VCC is located within the existing, built-out portions of the VCC industrial/business park and surrounded by existing single-family residential and industrial uses to the north. Existing industrial uses, The Old Road and the I-5 freeway are located to the east. SR-126 is located to the south. To the west is the already developed portion of the existing VCC industrial/business park.

The VCC development proposed is 3.4 million square feet light industrial/business park space with approximately 196 acres of open space. Vesting Tentative Parcel Map (VTPM) 18108 depicts the proposed development parameters.

Request

This Parking Permit is requested for the VCC development to authorize reciprocal parking across lot lines. VCC contains five planning areas (PA-1, -2, -3a, -3b, and -3c). Parking for the planning areas would be provided as reciprocal parking, and each of the planning areas would be connected through sidewalks, trails, and roadways.

VCC provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112, however, this Parking Permit has been requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within VCC includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots. As a result, a Parking Permit is required.

All VCC-related parking will be provided within VCC. Although each of the Planning Areas provide sufficient parking for proposed uses as required by code, required spaces are not necessarily provided on the same lots as the proposed buildings. Therefore, reciprocal parking is requested across the following lots of each PA:

- Planning Area 1 – parking shall be shared across Lots 92-97
- Planning Area 2 – parking shall be shared across Lots 68-73; 77-90
- Planning Area 3 – parking shall be shared across Lots 2-12; 17-20; 28-35, 38-39; 43-44; 47-55, 59

Section 22.178.050 of the Los Angeles County Code requires substantiation of the following findings:

1. **There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following:**
    a. **The nature of the use is such that there is a reduced occupancy;**
    b. **The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration;**
    c. **Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or**
    d. **The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).**

    VCC provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112, however, this Parking Permit is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within VCC includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Thus, the alternative arrangement requested by this Parking Permit ensures compliance with the parking requirements.

2. **There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:**
    a. **Uses sharing parking facilities operate at different times of the day or days of the week;**
    b. **Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or**
    c. **Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.**

VCC is not proposing any special parking arrangements contemplated by Findings 2(a)-(c). Accordingly, there are no conflicts arising from these special parking arrangements.

3. **Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:**
    a. **Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use;**
    b. **Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or**
    c. **Such transitional lots are designed to minimize adverse effects on surrounding properties.**

This Parking Permit does not request any use of parking located off-site of the VCC site. While VCC does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

4. **The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.**

This requested Parking Permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because parking will be located on adjacent private drives or nearby parking structures convenient to the use they are intended to serve and will be designed to comply with County Zoning Ordinance requirements. The proposed development's parking spaces would not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities. Further, the project's Transportation Impact Analysis (TIA) demonstrates the development's conformance with the County's transportation standards.

5. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

Each lot within the planning areas has been designed to be adequate in size to meet the development standards required by County Code. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

VALENCIA COMMERCE CENTER
VTPM 18108
Waiver of Public Street Frontage

The Newhall Land and Farming Company has proposed VTPM 18108, Valencia Commerce Center, to use a variety of public streets and highways throughout the project site to provide adequate traffic movement and circulation. However, the project also uses many private drives throughout the development areas in order to provide adequate circulation and access to individual buildings while facilitating a clustered development that preserves hillsides and open space. Importantly, all of the project's private drives will be encumbered to ensure they are accessible by the public.

Access to each developable lot and building within VTPM 18108 meets County code criteria for road design and access through the provision of public streets, as well as private drives design per the County requirements outlined by the Private Drives Manual. However, in some cases, the use of private drives, as opposed to public streets, requires a waiver from County Code requirements. This waiver request identifies each lot that does not have public street frontage, as well as limitations that constrain the project's ability to provide public street access to each such lot.

Specifically, County Code Section 21.24.040 (Modifications to access and frontage requirements) states: "The advisory agency to modify the requirements of Sections 21.24.010, 21.24.020, 21.24.190, and 21.24.290 where it can be shown that the topographic conditions, title limitations, pattern of ownership, or state of development of parcels in the immediate make the strict application of these provisions impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby."

It is impractical for VTPM 18108 to meet certain requirements of Sections 21.24.010 and 21.24.290 because the project provides access to some lots (specified below in Table 1) by private drives instead of public streets due to topographic conditions, drainage constraints, and title limitations. To preserve hillsides, and maintain open space, the project provides a "clustered" design for buildings and access that focuses structures and roadways within less-constrained areas of the site, leaving greater areas for open space or preservation compared to a non-clustered design. To facilitate the clustered design, and due to the topographical constraints, private drives are used internally for several proposed buildings, which lessens the development footprint that would otherwise be required if public streets were strictly required. This practice has allowed the project to maximize the development footprint while avoiding constrained areas. The private drives will be owned and maintained by the project's property owner's association and will be encumbered by access easements that ensure public use.

In spite of the site's topographic, drainage/floodway, and title constraints, the project has successfully clustered a variety of building types and uses on individual "for sale" and "for-lease" lots. In spite of the site's topographic, flood hazard, and title constraints, the project successfully provides a compact arrangement of non-residential uses that front on two major arterial highways and a state highway. This compact development approach, utilizing private drives, is less impactful than typical public streets which require a wider cross section with more pavement. The project has likewise situated the proposed commercial buildings and lots around existing infrastructure, but utilizes private drives onsite to help limit the development footprint. The private drives have been designed to accommodate the densities and uses proposed, while meeting Fire Department requirements. Therefore, the incorporation of certain private drives to facilitate clustering does not limit emergency evacuation or access by first responders. Moreover, traffic calming features can be implemented on private drives, but public streets generally don't allow for them.

Public streets provide the primary circulation throughout Valencia Commerce Center and adjacent to the Valencia Commerce Center site, including commercial collectors and major arterial highways. The project includes direct and/or collector road access to two adjacent, major highways (The Old Road and Commerce Center Drive), by way of two commercial collectors (Franklin Parkway and Hancock Parkway). Additionally, State Highway SR-126 runs adjacent to the project's southerly boundary.

Accordingly, public health, safety and general welfare will not be adversely affected by the lack of public street frontage within VTPM 18108, as the primary circulation within and around Valencia Commerce Center is through public streets, access to each lot and building is provided by POA-maintained private access roadways that will have recorded public access easements, and all private drives meet Fire Department requirements to ensure emergency evacuation and access by first responders.

Table 1 below include the lots that are requested to waiver from public street frontage and public street access requirements.

TABLE 1
VTPM 18108 LOTS WITHOUT PUBLIC STREET FRONTAGE

Each developed lot below requires a waiver from both Sections 21.24.010 and 21.24.290 as they each front a private drive and, thus, do not have public street frontage or public street access to a highway. Additionally, some of the open space lots, noted in the table below, either have no frontage or front an access road and trail, and therefore require a waiver from both Sections 21.24.010 and 21.24.290 as well.[1]

Lot number	Use	Access Road & Trail Frontage	Access via Private Drive and Fire Lane
3	Comm-Bus		X
5	Comm-Bus		X
7	Comm-Bus		X
8	Comm-Bus		X
9	Comm-Bus		X
10	Comm-Bus		X
30	Comm-Bus		X
31	Comm-Bus		X
34	Comm-Bus		X
50-55	Comm-Bus		X
59	Comm-Bus		X
78	Comm-Bus		X
80	Comm-Bus		X
82	Comm-Bus		X
83	Comm-Bus		X
86-89	Comm-Bus		X
93	Comm-Bus		X
95	Comm-Bus	X	X
96	Comm-Bus	X	X
97	Comm-Bus		X

[1] The open space lots will have access easements shown on the final map(s).

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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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)
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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

CHANGE OF PRECISE PLAN

EXHIBIT G -
ZONE CHANGE MAP

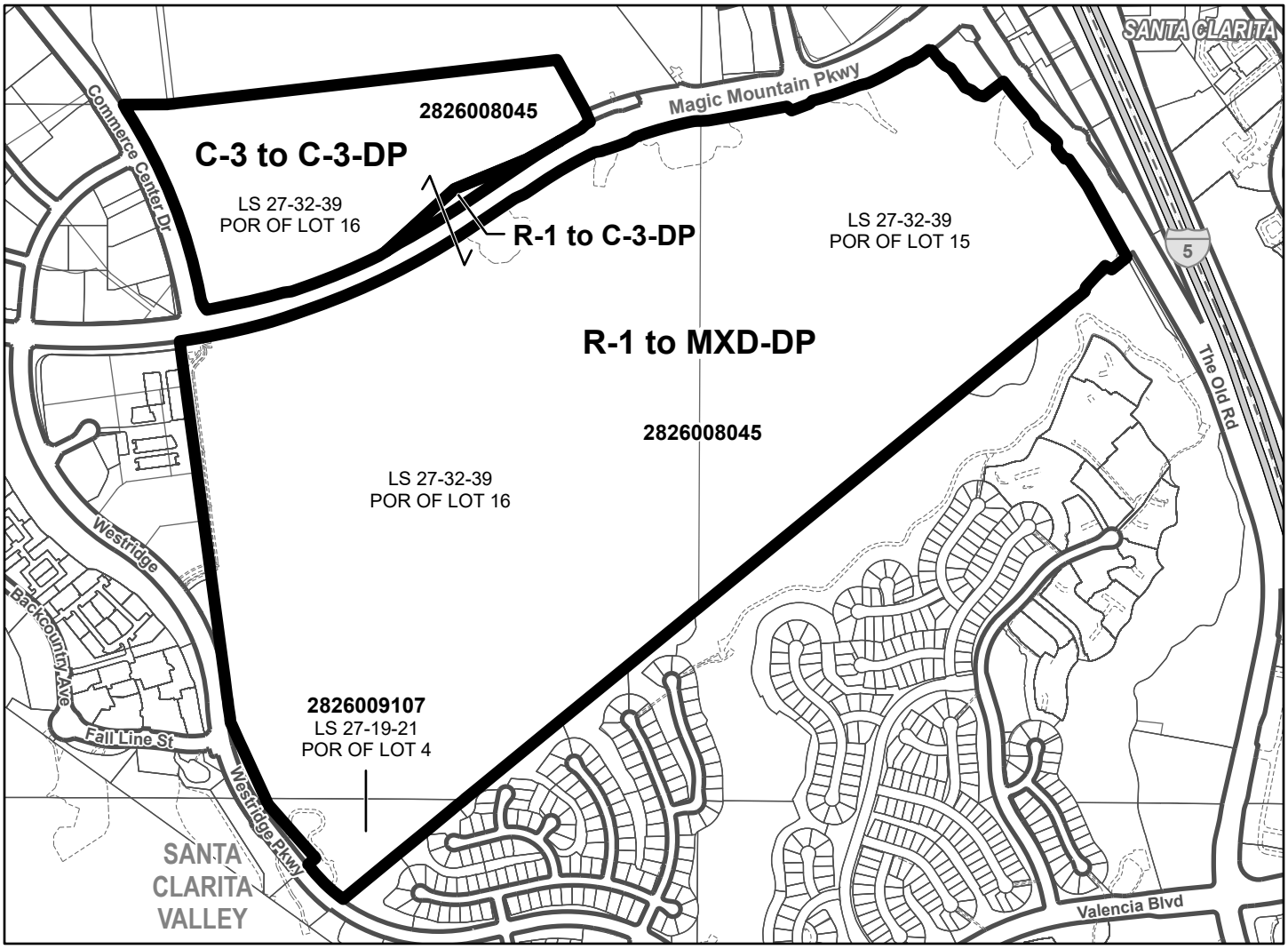
ZONED DISTRICT: NEWHALL

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RZC-ZC00-210-27592

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Freeway
- Right-of-Way
- Lot
- Easement
- ZCO Area
- Assessor Parcel
- City / Unincorporated Boundary

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the zone change area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Zone Change Ordinance above.

N

0 600 1,200

Feet

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

EXHIBIT I - COLOR RENDERINGS

ENTRADA SOUTH

This map depicts proposed development in Newhall Ranch and the Westside Communities. Proposed developments shown on the plan are conceptual and preliminary, and are included only to show intent and relationship to the existing community. Proposed development may require approvals by governmental agencies which may not yet be obtained.

LEGEND

- SPECIFIC PLAN BOUNDARY
- WESTSIDE COMMUNITIES BOUNDARY

Entrada South Illustrative

FIVEPOINT | VALENCIA, CA | AUGUST 2024

N

0 300’ 600’ 1200’

1”=300’ Scale

FPC-07

PLACEWORKS

Valencia Commerce Center Illustrative

FIVEPOINT | VALENCIA, CA | AUGUST 2024

N

0 300’ 600’ 1200’

1”=300’ Scale

August 30, 2024

FPC-07

PLACEWORKS

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

OAK TREE REPORT
ENTRADA SOUTH, VTTM 53295
THE OLD ROAD AND MAGIC MOUNTAIN PARKWAY
UNINCORPORATED LOS ANGELES COUNTY

SUBMITTED TO:

ALEX HERRELL
DIRECTOR OF COMMUNTIY DEVELOPMENT
FIVE POINT HOLDINGS, LLC
25124 SPRINGFIELD COURT, SUITE 300
VALENCIA, CALIFORNIA 91355

PREPARED BY:

SCOTT MCALLASTER
ISA CERTIFIED ARBORIST #WE 7011A
ISA QUALIFIED TREE RISK ASSESSOR

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DECEMBER 22, 2021
AMENDED: MARCH 31, 2023

OAK TREE REPORT – ENTRADA SOUTH, VTTM 53295, UNINCORPORATED LOS ANGELES COUNTY

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OAK TREE IMPACT EXHIBIT AND PROTECTION PLAN – 9 SHEETS (24” X 36”) BACK POCKET

Carlberg ASSOCIATES
Horticulturists and Registered Consulting ARBORISTS

December 22, 2021 (Amended: March 31, 2023)

Alex Herrell
Director of Community Development
Five Point Holdings, LLC
25124 Springfield Court, Suite 300
Valencia, California 91355

Re: Oak Tree Report Amendment - Entrada South, VTTM 53295
Unincorporated Los Angeles County
Oak Tree Permit No.: ROAK-200700018

Dear Mr. Herrell,

This amended oak tree report is provided for your submittal to the County of Los Angeles.

EXECUTIVE SUMMARY

This oak tree report was prepared in accordance with the Los Angeles County Oak Tree Ordinance No. 22.56.2050. Per the ordinance, we inventoried a total of 51 oak trees on and adjacent to the Entrada South project, Vesting Tentative Tract Map (V.T.T.M.) 53295, in the Santa Clarita Valley area of unincorporated Los Angeles County. In addition, we noted numerous dead ordinance-size oak trees on the subject property that are not included in this report. Project improvements will result in the removal of 34 protected oak trees and the encroachment into the Tree Protection Zone[1] (TPZ) of one oak tree. General tree protection recommendations and mitigation measures are included for trees to remain in the area of potential impact.

This report amendment has been prepared in response to being notified by the County Forester that two oak trees, previously thought to have been removed, were located during a site visit. These two oaks were not included in our December 22, 2021, Oak Tree Report. The oaks in question are #156 and #157. The oaks are located north of the newly completed Magic Mountain Parkway extension, just east of Commerce Center Drive (also a new street). The trees are located behind an area that was graded as part of the Magic Mountain Parkway extension project. These two oaks are proposed for removal as part of the Entrada South project and are added to the mitigation number for Oak Tree Permit No. ROAK-200700018.

[1] The **Tree Protection Zone (TPZ)** is a specifically defined area within the dripline of an oak tree and extending to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater.

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BACKGROUND AND ASSIGNMENT

Entrada South proposes the development of 1,574 residences and 730,000 square feet of mixed-use commercial uses. The mixed-use community would be developed in conjunction with various supporting uses, including a potential school site, parks and open space, a network of roads and trails, and wet and dry utilities.

The proposed community would be located on approximately 380 acres in an unincorporated portion of Los Angeles County that is within the Santa Clarita Valley planning area. The site specifically is located west of Interstate 5 and The Old Road and immediately east of the approved and under construction Mission Village community.

We were retained to visit the property, inventory the protected oak trees, evaluate the potential impacts of construction, make recommendations for the protection of trees to remain, and prepare an Oak Tree Report for submittal to the County of Los Angeles Department of Regional Planning. This report is based on our site visits on June 15 and 18, 2021, and March 25, 2023.

METHODOLOGY AND DEFINITIONS

The field inventory and report were produced in accordance with the County of Los Angeles' Oak Tree Ordinance. Per the Ordinance, protected oak trees are "any tree of the oak genus which is (a) 25 inches or more in circumference (eight inches in diameter) as measured four and one half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade,…, any tree that has been provided as a replacement tree." Smaller oak trees that did not meet the protected tree diameter threshold, where found, were not inventoried for this report. Numerous dead oak trees were encountered and are not included in this report.

The following discussion expands on the information summarized in the oak tree inventory field worksheets attached in Appendix I.

Oak trees are field-mapped on the Oak Tree Impact Exhibit and Protection Plan, which illustrates the approximate trunk location, canopy spread, and protected zone for each tree. Oak trees were located by walking the project site and using a base topographic survey and boundary map that was provided by the engineer. Protected oak tree locations and canopies were visually recorded in the field by Carlberg arborists. The full-size, color, Oak Tree Impact Exhibit and Protection Plan is included in the back pocket of this report. Off-site oak trees were included in the inventory when their trunks were immediately adjacent, or when their canopies physically crossed the property boundary.

On-site oak trees were numbered and tagged with an embossed, circular metal tag. Unless otherwise noted on the field sheet, tags were placed on the north side of the trunk. All of the recorded trees exhibit single trunk, or combined trunk diameters that meet the County of Los Angeles' Oak Tree Ordinance for protection[2]. Each inventoried tree was assigned two letter grades, one for health and one for structure. The overall grade takes into consideration the health, structure, and overall aesthetic appeal of the tree form, unique characteristics, and comparison of the tree to the archetype of the species. Health/structure ratings of the trees are based on the definitions provided at the end of this report.

[2] Single trunk must equal 8 inches DBH, multiple-trunk trees must equal 12 inches in DBH (additively). 'Heritage' oaks are those with a single trunk DBH of 36 inches or greater.

A multi-trunked tree has more than one trunk originating from a single root system or basal burl. In some cases, the trunks may not appear to be joined, but their direction of growth and orientation to adjacent trunks indicates the presence of a subsurface connection. This can occur when a large tree declines, and the main trunk is removed or decays, or when a fire or mechanical damage destroys a main stem. The basal burl or root crown will often produce new shoots around the perimeter of the former trunk. In some cases, a basal cavity may persist surrounded by smaller trunks. These trunks may, or may not, be obviously connected. It is not always clear whether a tree is multi-trunked or just has several main branches that diverge near ground level. In these cases, the tree is considered multi-trunked if the diverging stems do not exit the ground perpendicularly, but at an angle away from the center of the tree. Oaks with multiple trunks originating from fire-related root or stump sprouting are considered as single trees.

As required by the County Ordinance, trunk diameters were measured at approximately 4½ feet above the natural grade. This is known as 'diameter at breast height' or DBH. Oak trees often have large lateral branches diverging from the trunk at or near breast height. Measuring a tree of this type at 4½ feet above natural grade would often result in an inaccurate impression of tree size. For trees that exhibit lateral branching at the established measurement point, the trunk diameter measurement is made at the nearest point where the dimension can be recorded without being impeded by the branches. For multi-trunk trees, the number of trunks and the diameter of each trunk is recorded. Measurements that deviate from the required standard are noted on the field spreadsheet.

Assessment for "New" In-Growth Oak Trees

While performing the field work, we canvassed the project site to capture any oak trees that may have grown to ordinance size since the last oak tree inventory in June 2019. Most of the site was accessible by vehicle or on foot. In areas where access was prohibited due to topography, we used binoculars to assist with plant identification.

The assessment for "new" in-growth oaks included recordation of the same field data as noted for the encroachment trees. As agreed, we created numerical tags that began with 9501 and generally mapped the trunk locations of new oak trees that have grown to ordinance size since the last oak tree inventory. Photographs of each new ordinance-sized tree were recorded and are included in this report.

OBSERVATIONS

We inventoried 51 trees on and adjacent to the existing parcel. Tree trunks and canopies (driplines) were recorded in the field, from grade, using the topography provided to us by the engineer. The ordinance-size trees were numbered and tagged with an embossed aluminum numbered tag. The locations of the on-site trees are illustrated on the Oak Tree Impact Exhibit and Protection Plan.

The majority of the inventoried oaks onsite or within 200 feet of the proposed impacted areas are valley oaks (*Quercus lobata*), totaling twenty-eight (28) trees. Two (2) coast live oaks (*Q. agrifolia*), 19 scrub oaks (*Q. berberidifolia*) and two (2) *Q. lobata*-berberidifolia hybrids are the remainder of the 51 inventoried oaks. Please see the attached Oak Tree Impact Exhibit & Protection Plan (9 sheets) that illustrates the current project.

Of the 51 ordinance-sized oak trees inventoried for this report, 34 trees are proposed for removal, one tree will potentially have an encroachment into its protected zone, and 16 trees will remain with no impact. Two of the 51 inventoried oak trees (#9 and 12 - both *Q. lobata*) qualify as heritage oak trees based on their trunk diameter. One heritage tree (#9) is proposed to be saved with no impacts or encroachments into its protected zone. One heritage tree (#12) is proposed to have an encroachment into its protected zone.

Of the 51 oaks inventoried, 1 oak tree (2%) received an “A” grade, 18 oak trees (35%) received a “B” grade and 27 oaks (53%) earned a “C’ grade at the time of the surveys. Due mostly to fire damage and its effects, 5 oak trees (10%) received a “D” grade because of failing health. This report identifies the extent of the potential impacts and recommends management and/or mitigation measures where appropriate.

The 51 property trees are scattered within the property limits. We used Hunsaker and Associates’ grading base map to determine the impacts to the protected oak trees.

Table 1 summarizes the inventoried trees and their proposed dispositions. Captioned photographs and exhibits at the end of this report illustrate site context, tree locations, tree structure, and vigor. A full-sized copy of the Oak Tree Impact Exhibit and Protection Plan is included in a pocket at the end of this report.

TABLE 1 – SUMMARY OF INVENTORIED OAK TREES

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Height (~feet)	Canopy Spread (~feet)				Overall Grade
						N	E	S	W	
9(H)	valley oak	*Quercus lobata*	39.8	X	35	18	18	6	17	C-
10	valley oak	*Quercus lobata*	25.2		35	22	15	25	20	B
11	valley oak	*Quercus lobata*	20		35	16	13	28	17	C-
12(H)	valley oak	*Quercus lobata*	21, 44	X	40	46	40	34	20	C+
14	valley oak	*Quercus lobata*	26.3		40	30	26	33	28	B-
15	valley oak	*Quercus lobata*	14.5		16	5	6	16	6	C-
16	valley oak	*Quercus lobata*	27.5		40	33	25	27	36	B
18	valley oak	*Quercus lobata*	27.4		30	0	30	35	33	D
19	valley oak	*Quercus lobata*	20.6		25	25	25	31	20	B
22	valley oak	*Quercus lobata*	19.2		30	24	21	22	20	B
23	valley oak	*Quercus lobata*	34.2		40	35	16	28	30	B-
24	valley oak	*Quercus lobata*	30.4		40	28	28	18	25	B-

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Height (~feet)	Canopy Spread (~feet)				Overall Grade
						N	E	S	W	
25	valley oak	*Quercus lobata*	26.7		40	30	28	25	25	B
28	valley oak	*Quercus lobata*	26.2		22	33	21	23	6	D+
30	valley oak	*Quercus lobata*	30.2		20	24	18	0	10	D
31	valley oak	*Quercus lobata*	31.5		35	15	13	23	14	C-
32	valley oak	*Quercus lobata*	22.8		35	23	18	18	15	C
33	valley oak	*Quercus lobata*	15.6, 17.9		35	18	18	5	23	C-
34	valley oak	*Quercus lobata*	12.5, 12, 14.2		35	15	20	7	16	C-
37	valley oak	*Quercus lobata*	26		25	12	30	30	30	D+
38	valley oak	*Quercus lobata*	10		22	9	6	13	18	C
41	scrub oak	*Quercus berberidifolia*	3, 4, 4, 6.5, 6.5		15	6	8	14	13	D
89	scrub oak	*Quercus berberidifolia*	6.8, 7.3		15	22	24	0	18	B-
102	valley oak	*Quercus lobata*	29		45	26	22	19	22	B
103	scrub oak	*Quercus berberidifolia*	4.5, 6.2, 9, 8.5		18	16	10	14	13	C
112	scrub oak	*Quercus berberidifolia*	5.7, 6.4, 6.9		14	12	13	15	13	C

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Height (~feet)	Canopy Spread (~feet)				Overall Grade
						N	E	S	W	
113	scrub oak	*Quercus berberidifolia*	7, 5.1		14	18	0	0	15	B-
115	scrub oak	*Quercus berberidifolia*	7.8, 7.3		15	14	10	17	18	B
116	scrub oak	*Quercus berberidifolia*	10.7, 3.5, 2.1, 4.3		14	8	12	14	18	C
117	scrub oak	*Quercus berberidifolia*	5, 10, 11		18	16	24	15	15	C
120	scrub oak	*Quercus berberidifolia*	3.9, 7, 7.5		18	12	6	6	13	C-
125	scrub oak	*Quercus berberidifolia*	5.2, 7.1, 9.6, 10.4		15	16	12	8	12	C
129	scrub oak	*Quercus berberidifolia*	15		15	15	14	16	15	C+
131	scrub oak	*Quercus berberidifolia*	5.7, 8, 7.8, 7.8		15	14	8	8	5	C
141	coast live oak	*Quercus agrifolia*	35.5		30	17	17	23	31	C
156	scrub oak	*Quercus berberidifolia*	9 @ 3.5’		25	23	12	10	20	C-
157	scrub oak	*Quercus berberidifolia*	4, 4, 4.5, 5.5, 8		20	12	12	15	18	B
163	valley oak	*Quercus lobata*	18.5, 23.2		40	24	18	24	28	C+
164	scrub oak	*Quercus berberidifolia*	3.5, 4, 3.8, 3 x 5", 5.5", 3 x 6"		15	15	18	22	15	B

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Height (~feet)	Canopy Spread (~feet)				Overall Grade
						N	E	S	W	
168	valley oak hybrid	*Quercus lobata*	28.7		30	29	33	25	24	C-
170	valley oak	*Quercus lobata*	21.5		25	17	28	16	13	C
172	valley oak hybrid	*Quercus lobata*	13.3, 16.1		30	23	42	40	7	B-
173	valley oak	*Quercus lobata*	23.2 @ 4'		28	32	28	26	27	B
9501	valley oak	*Quercus lobata*	8.8		30	12	6	10	15	C
9502	scrub oak	*Quercus berberidifolia*	4.8, 4.6, 5, 6.1, 5.4, 4.4, 5.3, 6.4		18	20	18	20	18	B
9503	scrub oak	*Quercus berberidifolia*	6, 4.7, 6.7		16	20	25	15	10	C-
9504	scrub oak	*Quercus berberidifolia*	3.5,4,4.2,4.7,5.2,5.3 ,6,6,6.2,6.5,8		18	27	28	18	15	C
9505	scrub oak	*Quercus berberidifolia*	1,1,1,1,1,1,5.5, 6.5		14	22	18	14	23	C
9506	coast live oak	*Quercus agrifolia*	8.6		20	8	10	10	8	B
9507	valley oak	*Quercus lobata*	9.1		25	12	12	12	12	A-
9508	valley oak	*Quercus lobata*	8.4		16	5	5	7	7	B-

(H) = Heritage oak tree (DBH = 36" of greater)
DBH = Diameter at breast height; 4 1/2 feet from grade.

DISCUSSION

There are several potential consequences related to construction that may affect trees during and after a typical roadway / parking area construction process. They are as follows:

- Excavation - Root Severance
- Soil Compaction (During and Post-construction)
- Alteration of the Water Table/Site Drainage
- Changes in grade
- Substantial Trimming of Canopy or Roots
- Protection against mechanical damage - fencing
- Irrigation

A. *Excavation/Trenching—Root Severance*

Trenching can include excavation for water lines, irrigation, utility, or drainage lines. Trenching and excavation can also be required for foundations of structures and free-standing or retaining walls. Trenching and excavation removes soil and tree roots. When performed in the critical root zone (approximately 5x the trunk diameter of any tree) or within the dripline (outer edge of the natural canopy), there is the potential to remove large areas of root mass, and to shatter and tear roots that will remain connected to the tree(s). Torn and shattered roots cannot callous over or generate new roots in the manner of cleanly-cut roots. Torn and shattered roots are potentially unstable, are entry points for disease and decay organisms, and eventually die. Significant root loss and/or severance can be critical to the health and structure of trees to remain in a landscape.

B. *Soil Compaction*

Soil compaction is a complex set of physical, chemical, and biological constraints on tree growth. Principal components leading to limited growth are the loss of aeration and pore space, poor gas exchange with the atmosphere, lack of available water, and mechanical hindrance of root growth. Soil compaction is considered the largest single factor responsible for the decline of trees on construction sites.

C. *Changes in Grade*

Changes in grade, by the addition or removal of soil (filling or cutting), can be injurious. Lowering the grade around trees can have immediate and long-term effects on trees. The addition of soil and compaction for common engineering practices also results in long-term effects on trees. Typically, the vast majority of the root mass exists within the top three feet of soil, and most of the fine roots active in water and nutrient absorption are in the top 12 inches.

D. *Alteration of the Water Table/Site Drainage*

The water table is the upper surface of the zone in which soil macropores are saturated with water; water tables may vary seasonally. Rather than a flat, static surface, the water moves down a gradient. Its depth varies, depending on the structure of the soil and rocks through which it flows. A perched water table may form in soils that have impermeable strata. Swamps are created where the water table intersects level ground.

Structures such as footings, basements, subterranean buildings, and retaining walls may intercept impermeable layers in the soil on which water perches. If adequate drainage is not provided, the water

table uphill may gradually rise and interfere with tree roots. This type of damage usually takes a period of time to be recognized and diagnosed.[3]

Oak trees are particularly susceptible to root infections, such as Armillaria, Ganoderma, and Phytophthora. These diseases can progressively weaken a root system and the trunk of a tree, resulting in dead branches in the canopy of the tree, loss of stability of the entire tree because of decaying roots, and premature death of the tree. Trees form roots in accordance with existing soil composition and water availability. Minor drainage changes in the winter and spring months are significant to the health of the trees.

E. *Canopy and Root Pruning*

Leaves perform vital functions for trees. Through photosynthesis, they manufacture sugars that feed the tree and are used to create the building blocks of wood. Leaves help to move water and nutrients up from the roots and around the tree through their vascular system and cool the tree down through transpiration. Leaves moderate temperatures beneath the tree, lessen the drying action of winds, and intercept rainfall, which reduces erosion. On the ground, they moderate soil temperatures, retain moisture, and as they decompose, return their nutrients back to the soil to be recycled and reused by the tree. A healthy canopy of leaves is essential to ensure an adequate food supply for the roots to perform their important functions.

Typically, root systems extend outward past the dripline. Main root functions include water and mineral conduction, food and water storage, and anchorage of the tree to the soil. Root systems consist of short-lived, fine-textured, feeder roots and larger, woody, perennial roots. Feeder roots, while averaging only 1/16 inch in diameter, constitute the major portion of the root system's surface area. Feeder roots act like sponges, growing predominantly outward and upward from the large roots near the soil surface where minerals, water, and oxygen are usually abundant. Larger, woody roots and their subordinates tend to annually increase in diameter and grow horizontally. Predominantly located in the top 6 to 24 inches of the soil, these structural and storage roots usually do not grow deeper than three to seven feet. Root growth is generally inhibited by soil compaction and temperature. As the depth increases, soil compaction increases, and the availability of water, minerals, oxygen, and soil temperature all decrease.

Removal of significant amounts of the canopy and/or root system can lead to both immediate and long-term detrimental effects on trees. Effects can be physiological, structural, or both.

F. *Protection Against Mechanical Damage/Fencing*

Fencing is a temporary enclosure erected around a tree to enclose as much of its safety zone as possible. Fences are critical to (1) prevent direct contact and damage to the canopy, branches, and trunk, (2) preserve roots and soil in an intact and non-compacted state, and (3) identify the Tree Protection Zone. Fencing must be in place before demolition or the initiation of construction and remain until adjacent construction activity no longer threatens tree health.

G. *Irrigation*

Trees that have suffered root loss may not be able to exploit as large a soil volume as before injury. Also, changed patterns of drainage may divert water away from trees. In either case, trees may benefit from supplemental irrigation prior to and during construction.
The following are general guidelines for irrigation:

[3] Nelda Matheny and James R. Clark, Trees and Development: A Technical Guide to Preservation of Trees During Land Development, (Champaign, Illinois: International Society of Arboriculture, 1998), pp. 88-89.

- *The amount of water applied must be appropriate to the species.*
- *Light, infrequent irrigations should be avoided.*
- *Excess irrigation from new landscaping should be avoided. Runoff from plantings should be minimized and/or directed away from trees.*
- *Wetting the trunk should be avoided.*[4]

Construction Impacts

Based on the Site Plan provided, 34 protected oak trees will require removal and one tree (Trees #12(H)) will experience protected root zone and/or canopy encroachment to some degree. Table 2 summarizes the proposed dispositions of the oaks. A reduced copy of the Oak Tree Impact Exhibit and Protection Plan is included herein as Exhibit B. A full-scale, color, copy of this map is included in the back pocket of the report.

Cross-sections for the proposed encroachment trees have not been prepared at this stage of the process. Detailed cross-sections may be prepared once the final engineering plans have been reviewed by the County. The impacts described are based on the undersigned arborist's experience with demolition, retaining wall construction, hardscape installation, and construction in general.

TABLE 2 – SUMMARY OF OAK TREE IMPACTS

Disposition	# of oak trees	Oak Tree #s
No impact	*16*	9(H), 10, 11, 14, 15, 16, 18, 19, 22, 23, 24, 25, 141, 9501, 9506, 9507
Remove	*34*	28, 30, 31, 32, 33, 34, 37, 38, 41, 89, 102, 103, 112, 113, 115, 116, 117, 120, 125, 129, 131, 156, 157, 163, 164, 168, 170, 172, 173, 9502, 9503, 9504, 9505, 9508
Encroach	*1*	12(H)

(H) = Heritage oak tree

Arboricultural research discourages root severance within five times the tree's trunk diameter on any one side of the tree for structural impacts. We refer to this area as the 'critical root zone' (CRZ) and it is different than the TPZ. Table 3 indicates the 'critical root zone' of the encroached oak tree #12(H), as well as the distance that the improvements are proposed from the trunk. Outside of the CRZ, removal of non-structural roots may cause short- or long-term declines in tree health and vigor. Tree reactions to root loss vary due to many factors, including but not limited to species, environmental conditions, presence of pests or disease, and cannot be predicted.

TABLE 3 – IMPACT TO CRITICAL ROOT ZONE (CRZ) AND CANOPY OF ENCROACHMENT OAK

Tree #	Trunk diameter (in inches)	Critical Root Zone (CRZ) (in feet)	Distance from edge of trunk to proposed improvements (in feet)	CRZ impacted from improvements?	Canopy Pruning Likely?
12(H)	21, 44 (48.8 cumulative)	20	25	No	Yes

[4] See Matheny and Clark, p. 125.

CONCLUSION

Based on the plans, 34 oak trees will require removal due to grading and development of the project. Proposed construction activities will result in encroachment to the TPZs of one protected oak (Trees #12(H)). The encroachment, as illustrated on the Oak Tree Impact Map and Protection Plan, is outside the CRZ of the oak tree to remain. Given the distance from the trunk to the proposed root-zone impacts, the encroachments are not anticipated to be significantly detrimental to the long-term health and structural integrity of the tree.

Recommendations for tree protection during construction and mitigation are provided below.

OAK TREE REPORT RECOMMENDATIONS

Implementation of the proposed project will remove 34 oak trees. One protected oak tree will sustain an encroachment into its protected canopy and root zone.

Should additional oak trees grow into ordinance size within the duration of the oak tree permit, removal, encroachment, or other impacts shall be included into the conditions of the oak tree permit to ensure proper mitigation.

In my professional opinion, the following recommendations should be conditioned as part of the Oak Tree Permit:

1. Plant replacement oak trees at a 2:1 ratio:
   Replacement trees shall consist of valley oak (*Q. lobata*), California scrub oak (*Q. berberidifolia*) and coast live oak *(Q. agrifolia*) trees. The size and quality of the replacement trees shall be consistent with the conditions of approval in the Oak Tree Permit, usually 15-gallon container size.
2. The Arborist of Record shall monitor the replacement trees for a minimum of five years, to evaluate the growth, health, and condition of the replacement trees. The five-year monitoring period will begin upon receipt of a letter from the Applicant or Arborist of Record to the Director and the County Forester indicating that the replacement trees have been planted.
3. The applicant will be responsible for contracting the monitoring and maintenance of the mitigation oaks. The Arborist of Record will be retained to provide monitoring and reporting services for the mitigation trees at monthly intervals the first year, quarterly intervals for the next two years and six-month intervals for the remaining years of the monitoring period. If any mitigation tree(s) die during the monitoring period, the applicant shall plant new mitigation trees (minimum 15-gallon container size) and the five-year monitoring period shall begin again from the date of planting for the replacement mitigation oak.
4. A planting plan shall be prepared by the Landscape Architect in accordance with the Los Angeles County Oak Tree Ordinance, with the input of the Arborist of Record, and submitted for County approval prior to project commencement (i.e., issuance of demolition, grading, or building permit).
5. Oak tree removals, when permitted, shall be monitored for conformance with applicable recommendations No. 1-4 above and County standards and documented by the Arborist of Record.
6. If more than 12 months pass between the time of the oak tree inventory and project commencement, a pre-construction walk-through will be conducted to note changes in the encroachment tree(s) and provide baseline information that will be used to assess the changes in the tree(s) following construction.
7. Construction monitoring intervals will be a minimum of twice a month during grading operations but may change due to site conditions and progress.

8. Any grubbing (plant or topsoil removal), demolition, digging, excavating, filling, grading, trenching, or construction within the Tree Protection Zone (TPZ) of any protected oak tree in relation to the project shall be monitored by the Arborist of Record.
9. Care should be taken not to damage overhanging limbs that may extend over the encroachment areas. Temporary sections of moving blankets and orange snow fence material should be wrapped (snug, but not tight) around the low, horizontal limbs that extend over the impact area, where applicable and recommended by the AOR. This will act as a clear reminder to the contractors that the tree canopy is protected.
10. Construction monitoring reports shall be submitted annually to the Department of Regional Planning and the Forestry Division by the Arborist of Record.
11. Unless specified in this report for encroachment tree(s), equipment, materials, and vehicles shall not be stored, parked, or operated within the tree protection zone of any oak tree to remain. Existing, paved driveways and roads may be used.
12. Excavation within the tree protection zone of any oak tree to remain shall be performed using hand tools or small equipment as approved by the AOR in the field during monitoring.
13. Wherever feasible, new utility lines shall be routed outside of oak tree protected zones. When utility routing inside the TPZ is unavoidable, new utilities should be routed at least 5x the trunk diameter of an oak tree to remain. Placement of new utility lines or drains shall be placed to avoid severing significant structural roots or significant areas of top-soil roots.
14. Where necessary and approved by the Arborist of Record in the field during monitoring, tunneling may be used to connect new utilities that must traverse oak tree protection zones.
15. High-water use landscape under oaks is prohibited, as it will lead to increased potential for root rot disease. Low water, shade tolerant plantings shall be substantially consistent with the attached booklet on *Compatible Plants under and Around Oaks*.
16. Where there are no driveways or walkways, leaf litter should be allowed to accumulate naturally within the tree protection zones of oak trees to remain. This may be augmented by mulch and should be 3-4 inches deep. The area of mulch and leaf litter should be maintained at least 5x the trunk diameter of each tree. No ground disturbance should occur in this area.
17. Irrigation should not be applied to within 3x the trunk diameter of any oak tree to remain. Drainage shall be designed to route water away from the base of oaks to remain.
18. High-water use plants shall be maintained outside of the oak tree driplines.
19. If canopy pruning is found to be necessary for trees to remain, it should only be performed by a qualified ISA Certified Arborist or ISA Certified Tree Worker. Pruning of live branches over two inches in diameter requires an encroachment permit. Pruning that is not covered in this report may require a new Oak Tree Permit.
20. Five (5) foot high chain link fencing shall be installed prior to the commencement of construction activities. The fencing plan or on-site fencing shall be reviewed and approved by the County Forester prior to issuance of the demolition permits, grading permits, or other permits that involve soil disturbance.
21. All fencing and trunk protection shall be verified by the County Forester prior to commencement of work and shall remain in place until the County Forester approves its removal.
22. A 'Warning' sign is prominently displayed on each protective enclosure. The sign will be a minimum of 8.5 inches x 11 inches and clearly state the following:

OAK TREE PROTECTION ZONE
THIS FENCE SHALL NOT BE REMOVED
ARBORIST CONTACT: CARLBERG ASSOCIATES
310.451.4804 OR 626.428.5072

23. Water shall not be allowed to pond around the base of the oak trees.
24. Drainage swales, ribbon drains, and energy disbursement devices (riprap pads, etc.) should be designed to outlet at least 10 feet from any tree trunk.
25. For construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).
26. Exhaust from equipment situated outside of the tree canopies shall be directed away from the foliage to avoid desiccation or scorching of leaves and twigs.

Please feel welcome to contact me at 424.285.3334 if you have any immediate questions or concerns.

Respectfully submitted,

Scott McAllaster
ISA Certified Arborist, #WE-7011A
ISA Qualified Tree Risk Assessor

Sierra Madre Office
scott@cycarlberg.com

This report comprises a total of 63 pages and 9 full-size maps. Unauthorized separation or removal of any portion of this report deems it invalid as a whole. Conditions represented in this report are limited to the inventory date and time. Risk assessments were not requested nor performed for the purposes of this report. Ratings for health, aesthetics, and structure do not constitute a health or structural guarantee beyond the date and time of the inspection.

EXHIBIT A – AERIAL EXHIBIT – ENTRADA SOUTH, VTTM 53295
SOURCE: COUNTY OF LOS ANGELES GIS

N

Not to Scale

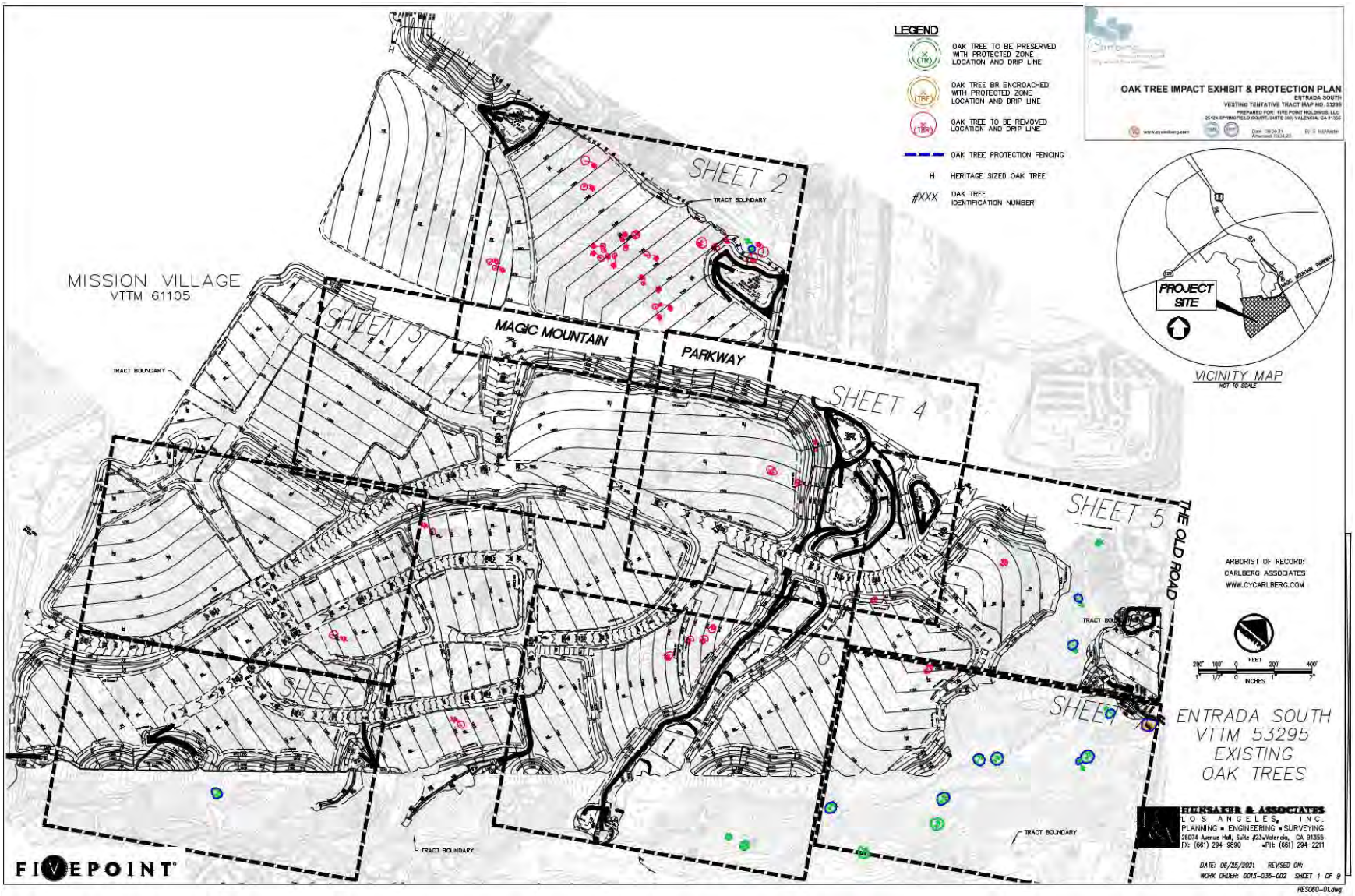
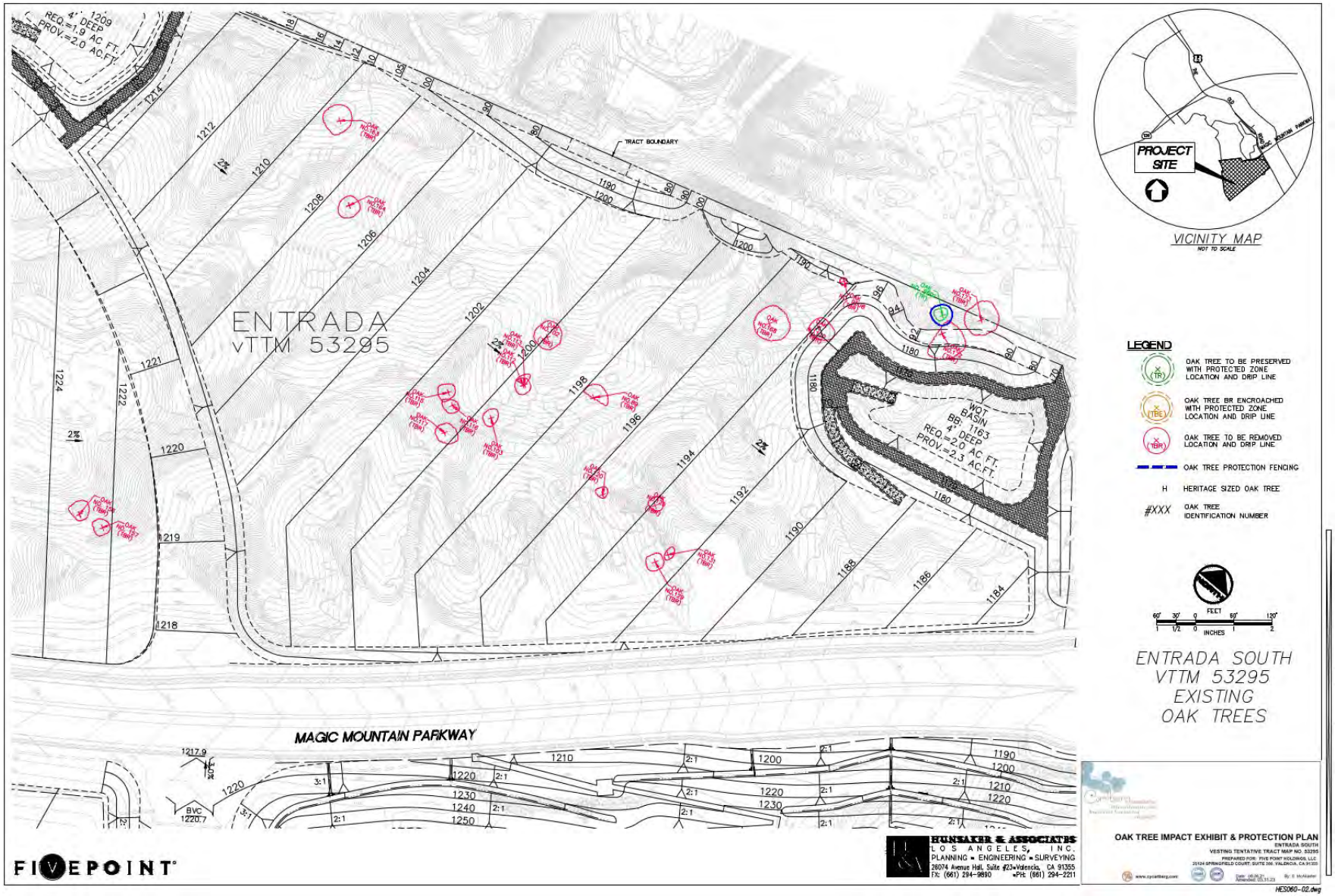


EXHIBIT B – REDUCED COPY OF THE OAK TREE IMPACT & PROTECTION PLAN (9 sheets)


ENTRADA
vTTM 53295
TRACT BOUNDARY
MAGIC MOUNTAIN PARKWAY
PROJECT SITE
VICINITY MAP
NOT TO SCALE
LEGEND
OAK TREE TO BE PRESERVED WITH PROTECTED ZONE LOCATION AND DRIP LINE
OAK TREE BR ENCROACHED WITH PROTECTED ZONE LOCATION AND DRIP LINE
OAK TREE TO BE REMOVED LOCATION AND DRIP LINE
OAK TREE PROTECTION FENCING
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WQT BASIN BB: 1163 4' DEEP REQ.=2.0 AC.FT. PROV.=2.3 AC.FT.
4' DEEP REQ.=1.9 AC.FT. PROV.=2.0 AC.FT.
FEET
INCHES
ENTRADA SOUTH
VTTM 53295
EXISTING
OAK TREES
FIVEPOINT
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
ENTRADA SOUTH
VESTING TENTATIVE TRACT MAP NO. 53295
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MAGIC MOUNTAIN PARKWAY
ENTRADA
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PROJECT SITE
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OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
ENTRADA SOUTH
VESTING TENTATIVE TRACT MAP NO. 53295
PREPARED FOR: FIVE POINT HOLDINGS, LLC
HUNSAKER & ASSOCIATES
LOS ANGELES, INC
PLANNING ■ ENGINEERING ■ SURVEYING
FIVEPOINT
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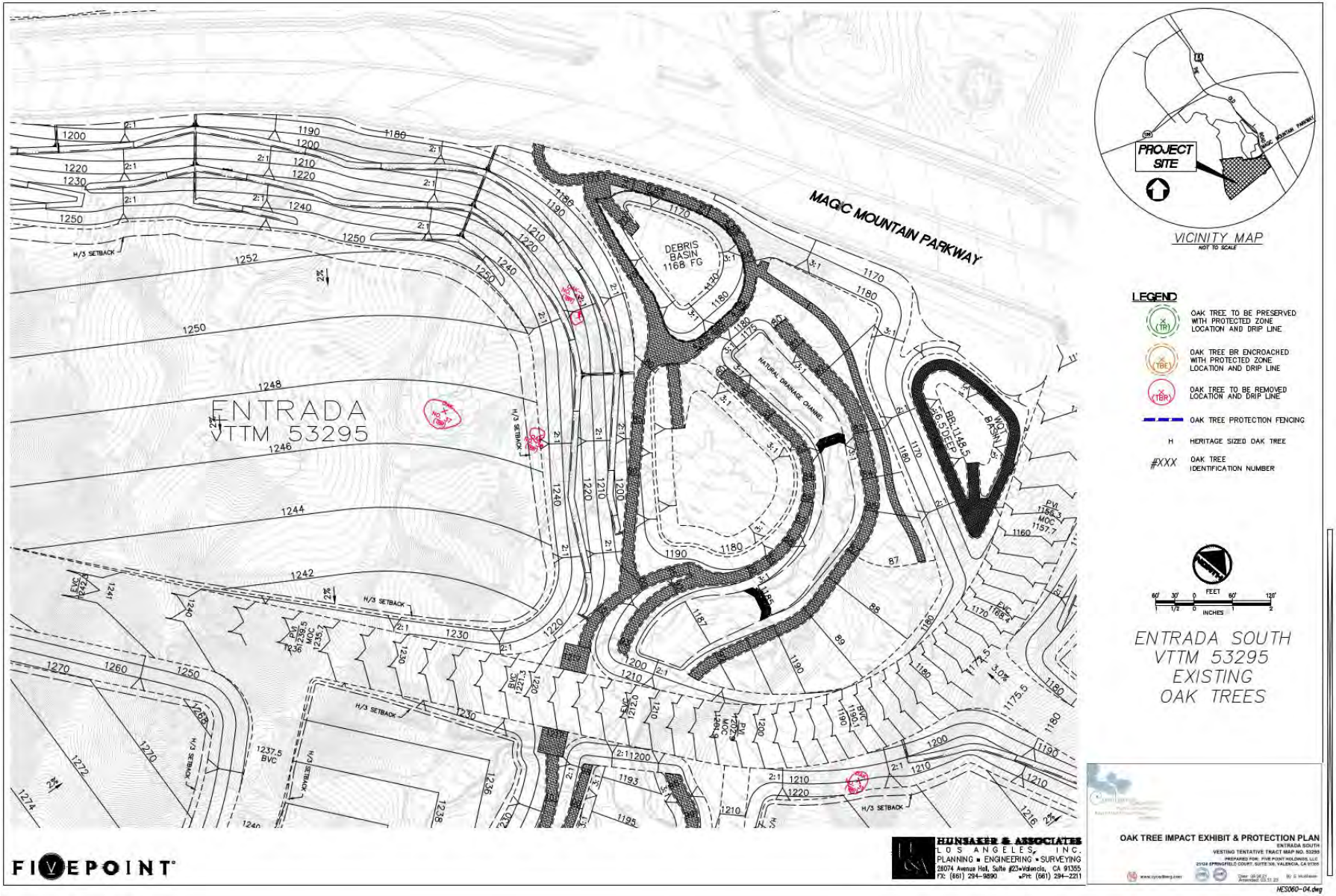
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MAGIC MOUNTAIN PARKWAY
DEBRIS BASIN 1168 FG
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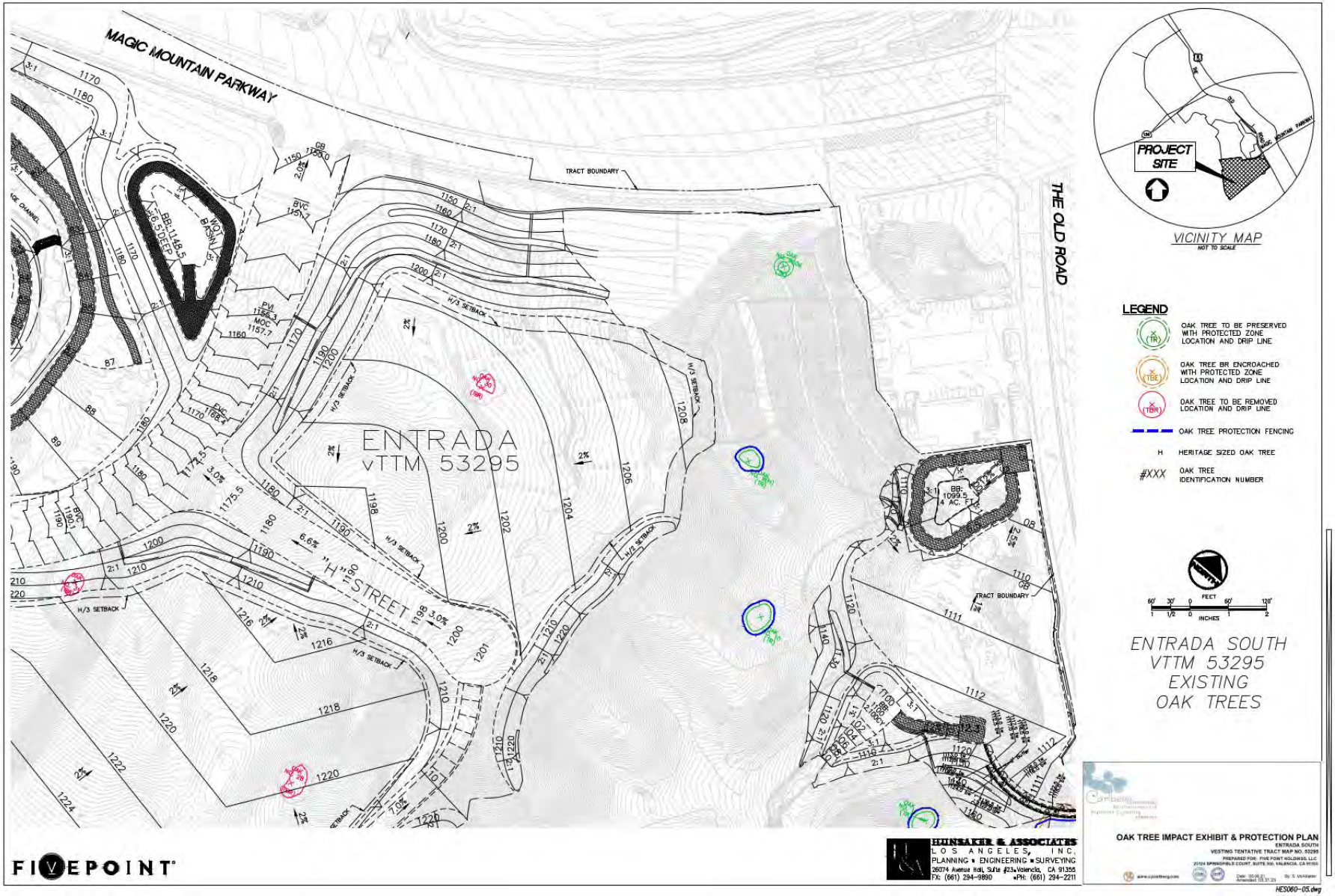
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OAK TREES
FIVEPOINT
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Suite #23▪Valencia, CA 91355
FX: (661) 294-9890 ▪PH: (661) 294-2211
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
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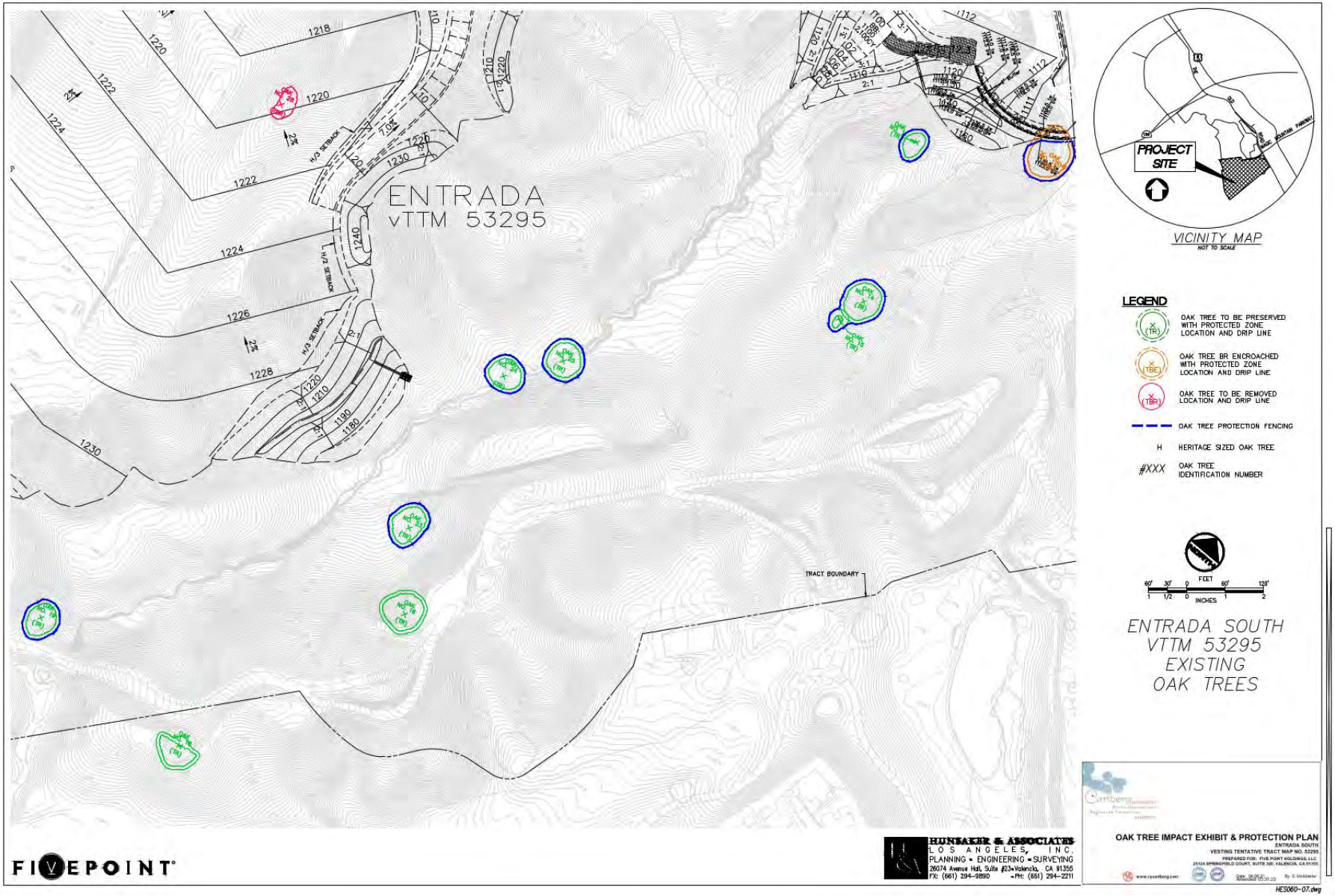
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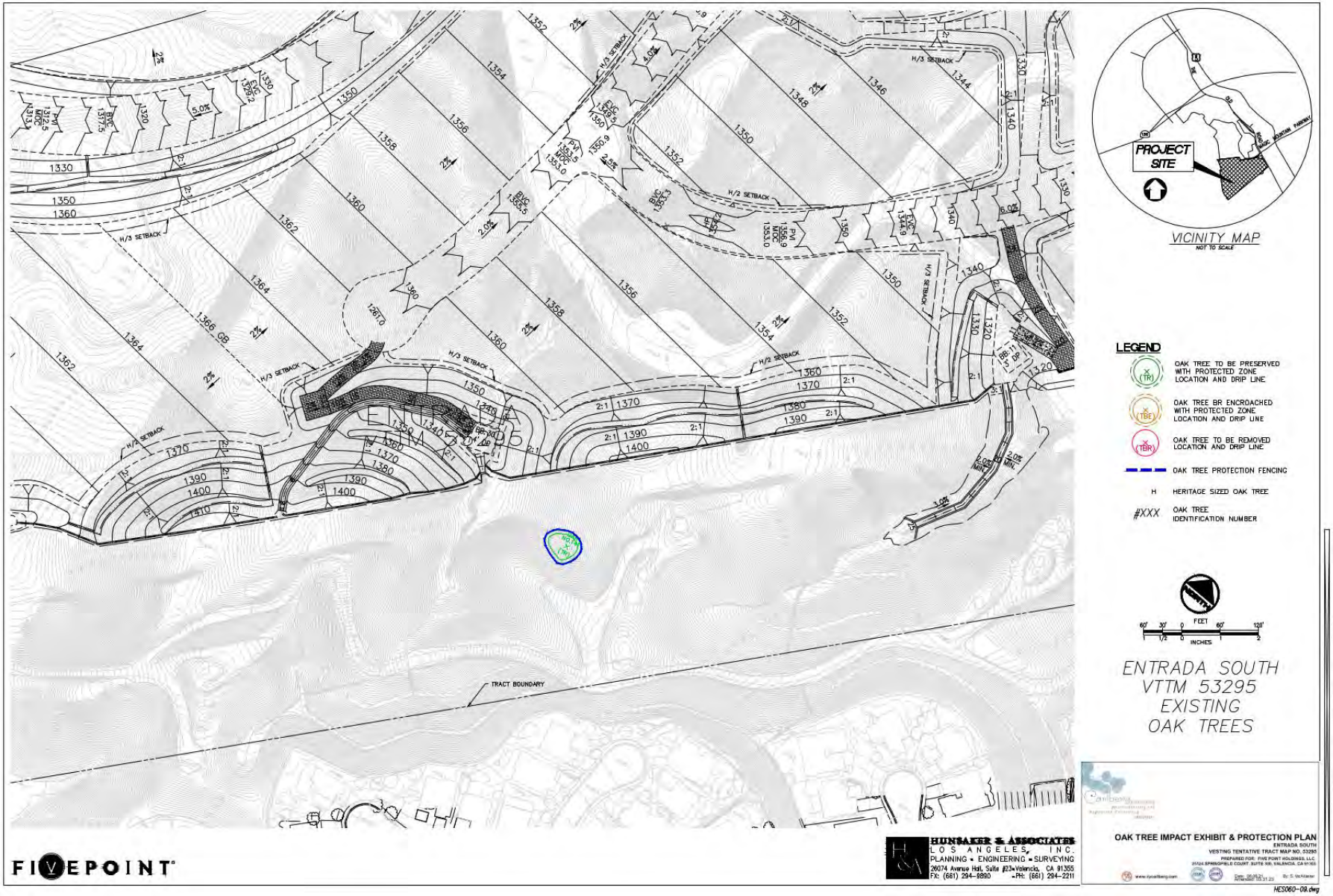
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CERTIFICATION OF PERFORMANCE

I, Scott McAllaster, certify:

- That we have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal (if appropriate) is stated in the attached report and the Terms of Assignment;
- That we have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are our own;
- That our analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist and Qualified Tree Risk Assessor and have been involved in the practice of arboriculture and the study of trees for over 17 years.

Signed:

Date: March 31, 2023

Scott McAllaster
Certified Arborist, WE-7011A
Qualified Tree Risk Assessor

scott@cycarlberg.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree Consultants who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees contribute greatly to our enjoyment and appreciation of life. Nonetheless, they are subject to the laws of gravity and physiological decline. Therefore, neither arborists nor tree owners can be reasonably expected to warrant unfailing predictability or elimination of risk.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Formal risk assessments were not requested nor performed on the trees in this report.

HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition were rated A-F:

Health

A. Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.

B. Above average – Good to very good trees that exhibit minor necrotic or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.

C. Average – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small deadwood in outer crown areas, decreased shoot growth and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.

D. Below Average/Poor - trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.

F. Dead or in spiral of decline – this tree exhibits very little to no signs of life.

Structure

A. Outstanding – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that result in a sturdy form or architecture that resists failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward sign of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, which would preclude them from achieving an "A" grade.

B. Above average - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.

C. Average - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.

D. Well Below Average/Poor - Trees poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.

F. Severely Compromised – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced decay, disease, or severe fire damage. Risk of full or partial failure in the near future appears to be severe.

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Education — B.A., Environmental Studies, University of California, Santa Barbara, 2000

Experience — Project Planner & Senior Arborist, Land Design Consultants, Inc.
Pasadena, 1999 – 2014

Certificates — Certified Arborist, WE-7011A, International Society of Arboriculture, 2004
Qualified Tree Risk Assessor, International Society of Arboriculture, 2015

AREAS OF EXPERTISE

Mr. McAllaster is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Construction monitoring and reporting
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Tree and landscape resource mapping – GPS and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Performance of long-term mitigation compliance monitoring & reporting

PREVIOUS CONSULTING EXPERIENCE

Mr. McAllaster has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. He has over 17 years of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

City of Pasadena
City of Santa Clarita
City of Glendora
Los Angeles County Fire Department
Los Angeles County Sanitation Districts
Newhall County Water District
Pulte/Centex Homes
Newhall Land and Farming
E & S Ring, Inc.
Hollywood Forever Cemetery
Archdiocese of Los Angeles
St. John's Hospital, Santa Monica
Kovac Architects
Tim Barber, Ltd., Architects
Ojai Valley Community Hospital
The Kibo Group
El Monte Garden Senior Center
IMT Capital, LLC
San Diego Gas & Electric
Corky McMillin Companies
City of South Gate
City of Arcadia
D2 Development
Burrtec, Inc.
The Claremont Colleges
The New Home Company
William Carey University
Claremont Golf Course
Universal Hilton
Gensler Architects
Marmol Radziner, Architects
NAC Architecture
Aurora/Signature Health Services
Monte Vista Grove Homes
Highpointe Communities
Claremont University Center

AFFILIATIONS

Mr. McAllaster serves with the following national and regional professional organizations:

- Member, International Society of Arboriculture, Western Chapter
- Member, Street Tree Seminar, Inc.

APPENDIX I – OAK TREE INVENTORY FIELD DATA TABLE

OAK TREE INVENTORY FIELD DATA TABLE

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
9	*Quercus lobata*	39.8	X	35	18	18	6	17	30	S		P	S	X	X	X						Ex		X	C	D	P	C-	large scaffold failed, cavity at base
10	*Quercus lobata*	25.2		35	22	15	25	20	70	S		A	A		X	X						Mo			B	C	A	B	in spineflower preserve
11	*Quercus lobata*	20		35	16	13	28	17	40	S		P	S	X	X							Ex			C	D	F	C-	in spineflower preserve, E side dead
12	*Quercus lobata*	21, 44	X	40	46	40	34	20	85	S		P	A	X	X	X						Mi			B+	C+	A	C+	fenced; history of breakage, large branches, decay
14	*Quercus lobata*	26.3		40	30	26	33	28	70	S		P	S	X	X							Mo			B-	B-	A	B-	old tag 3 and 14; recovery good with rains; vigorous epicormic & tip growth; HOB
15	*Quercus lobata*	14.5		16	5	6	16	6	60	S		P	S		X	X						Mo			C	C-	A	C-	bees

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
16	*Quercus lobata*	27.5		40	33	25	27	36	85	S		A	A	X	X							Mo			B+	B	E	B	old 9, under power lines, TW #25; vigorous new growth; good recovery with rains, some old fire damage
18	*Quercus lobata*	27.4		30	0	30	35	33	20	S		P	S	X	X	X	X					Ex			C	D	C-	D	southwest of power lines; TW #27; all epicormic with rains; HOB; cavity at base, active mourning dove nest
19	*Quercus lobata*	20.6		25	25	25	31	20	80	S		P	A	X	X	X					X	Mo			B+	B-	E	B	old 11, under power lines, TW #20; fire damage at base, cavity at base
22	*Quercus lobata*	19.2		30	24	21	22	20	70	S		P	S	X	X	X					X	Mo			B	B	A	B	TW #18, off-site, SW of power lines, surrounded by mitigation trees; good recovery
23	*Quercus lobata*	34.2		40	35	16	28	30	30	S		P	S	X	X	X					X	Ex			B-	B-	A	B-	under power lines; old fire damage; fair recovery with rains; epicormic growth; nest

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
24	*Quercus lobata*	30.4		40	28	28	18	25	40	F		P	S	X	X	X					X	Ex			B-	B-	A	B-	old 7, old fire damage; canopy all epicormic; HOB; cracks in bark
25	*Quercus lobata*	26.7		40	30	28	25	25	75	F		P	A	X	X	X						Mo			B	B	A	B	diameter measured at 2 ft.
28	*Quercus lobata*	26.2		22	33	21	23	6	30	S		P	S	X	X	X					X				C-	D	F	D+	old 14 and 22, lower third of tree laterals are epicormic; HOB; recovery good with rains; old fire damage
30	*Quercus lobata*	30.2		20	24	18	0	10	15	S		P	S	X	X							Ex			D	D	F	D	diameter measured at 4 ft.
31	*Quercus lobata*	31.5		35	15	13	23	14	40	F		A	S	X	X	X						Ex			C	D	F	C-	old 28, TW #32; epicormic recovery good with rains
32	*Quercus lobata*	22.8		35	23	18	18	15	50	F		A	S	X	X	X					X	Ex			C	C	F	C	old 29, TW #23; some top/tip growth; recovery good with rains; old fire damage

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
33	*Quercus lobata*	15.6, 17.9		35	18	18	5	23	50	F		A	S	X	X	X					X	Ex			C	C-	F	C-	all epicormic growth
34	*Quercus lobata*	12.5, 12, 14.2		35	15	20	7	16	50	F		A	S	X	X	X					X	Ex			C	D	F	C-	old 31, TW #12; recovery good with rains; some top/tip growth; one 11" trunk dead
37	*Quercus lobata*	26		25	12	30	30	30	50	S		A	S	X	X	X						Ex			C-	D	F	D+	fenced - no access, history of breakage, large branches, decay; improved with rains; mostly epicormic
38	*Quercus lobata*	10		22	9	6	13	18	90	S		P	A		X	X					X	Mi			B	C	A	C	data for live trunk; 34" trunk failed @ 8'; fencing damaged, minor dieback
41	*Quercus berberidifolia*	3, 4, 4, 6.5, 6.5		15	6	8	14	13	40	S		P	S	X	X	X	X	X			X	Ex			D	D	P	D	old tag 36; 80% dead
89	*Quercus berberidifolia*	6.8, 7.3		15	22	24	0	18	90	S	N	P	A	X	X						X	Mo			B-	B-	F	B-	old 107, adjacent to GG

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
102	*Quercus lobata*	29		45	26	22	19	22	70	S		A	A	X	X	X					X	Mo			B	B	A	B	old tag 129
103	*Quercus berberidifolia*	4.5, 6.2, 9, 8.5		18	16	10	14	13	75	S		P	F	X	X	X					X	Mo			C	C		C	old 145
112	*Quercus berberidifolia*	5.7, 6.4, 6.9		14	12	13	15	13	70	S		P	S	X	X	X					X	Mo	X		C	C	F	C	no old tag, LDC 112
113	*Quercus berberidifolia*	7, 5.1		14	18	0	0	15	80	S		P	A	X	X	X					X	Mi	X		B	C	A	B-	old 131, nest
115	*Quercus berberidifolia*	7.8, 7.3		15	14	10	17	18	90	S		P	A	X	X	X					X	Mi			B	B	A	B	old 149
116	*Quercus berberidifolia*	10.7, 3.5, 2.1, 4.3		14	8	12	14	18	50	S		P	S	X	X	X	X				X	Mo			C	C	P	C	old 148, needs tag, sparse, small leaves
117	*Quercus berberidifolia*	5, 10, 11		18	16	24	15	15	80	S		P	A	X	X	X					X	Mo			C	C	F	C	old 150, three additional trunks now dead

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
120	*Quercus berberidifolia*	3.9, 7, 7.5		18	12	6	6	13	70	S		A	A	X	X	X					X	Mo			C	D	F	C-	south trunk broken
125	*Quercus berberidifolia*	5.2, 7.1, 9.6, 10.4		15	16	12	8	12	35	S		P	S	X	X						X	Ex			C	C-	P	C	Old 48, mostly epicormic growth
129	*Quercus berberidifolia*	15		15	15	14	16	15	50	S		P	S	X	X	X					X	Mo			C+	C+	F	C+	old 41
131	*Quercus berberidifolia*	5.7, 8, 7.8, 7.8		15	14	8	8	5																	C	C		C	old 42
141	*Quercus agrifolia*	35.5		30	17	17	23	31	75	S		A	A	X	X	X					X	Mo			B	D	F	C	old 214; in power line easement, 32" trunk is codom at 6 ft; HOB; hollow trunk; vigorous basal sprouts; fire scars; good callousing; good canopy recovery
156	*Quercus berberidifolia*	9 @ 3.5'		25	23	12	10	20																	C-	C-	F	C-	old tag 158, HOB, significant dieback on south and east, recovery growth noted on north and west

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
157	*Quercus berberidifolia*	4, 4, 4.5, 5.5, 8		20	12	12	15	18																	B	B	A	B	old tag 157, 3 old trunks gone/cut
163	*Quercus lobata*	18.5, 23.2		40	24	18	24	28	80	S		A	A	X	X	X					X	Mo			B-	C	F	C+	large HOB
164	*Quercus berberidifolia*	3.5, 4, 3.8, 3 x 5", 5.5", 3 x 6"		15	15	18	22	15	90	S		P	A	X	X	X					X	Mi			B	B	A	B	HOB
168	*Quercus lobata*	28.7		30	29	33	25	24	50	S		P	S	X	X	X						Ex			C	C-	F	C-	needs tag
170	*Quercus lobata*	21.5		25	17	28	16	13	50	S		P	S	X	X	X						Ex			C	C	F	C	only minor epicormic, HOB
172	*Quercus lobata*	13.3, 16.1		30	23	42	40	7	80	S	N	A	A	X	X							Mi			B-	B-	F	B-	

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
173	*Quercus lobata*	23.2 @ 4'		28	32	28	26	27	75	S		P	A	X	X							Mo			B	B	A	B	low branch; good recovery from drought; much epicormic and tip growth
9501	*Quercus lobata*	8.8		30	12	6	10	15	75	S		A	S	X	X						X	Mi			C	C	F	C	moderate dieback, epicormic growth
9502	*Quercus berberidifolia*	4.8, 4.6, 5, 6.1, 5.4, 4.4, 5.3, 6.4		18	20	18	20	18	80	S		A	A	X	X	X					X	Mi			B-	B	F	B	new tree, LDC 32 or 36, woodrat nest at base; old fire damage
9503	*Quercus berberidifolia*	6, 4.7, 6.7		16	20	25	15	10	50	S	E	P	S	X	X	X					X	Ex	X		C-	C	F	C-	stump sprouts, woodrat nest
9504	*Quercus berberidifolia*	3.5,4,4.2,4.7,5.2 ,5.3,6,6,6.2,6.5, 8		18	27	28	18	15	60	S		P	S	X	X						X	Mo			C	C	F	C	old 181 & LDC 145; woodrat nest at base
9505	*Quercus berberidifolia*	1,1,1,1,1,1,5.5, 6.5		14	22	18	14	23	80	S		P	A	X	X	X					X	Mo			C	C	A	C	

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
9506	*Quercus agrifolia*	8.6		20	8	10	10	8	70	S		A	A									Mi			A-	B+	A	B+	On slope above gas station
9507	*Quercus lobata*	9.1		25	12	12	12	12	90	F		A	A	X								Mi			A	B	A	A-	south of powerline, mitigation tree
9508	*Quercus lobata*	8.4		16	5	5	7	7	35	S	A	A	S	X	X							Mo			B-	B-	F	B-	was H & II, moderate dieback, sparse, no tag

DBH = diameter of the trunk or trunks at breast height (4.5 feet from grade)
Canopy compass directions are recorded in feet and are approximate
C/g = canopy to grade measurement in feet
Wound wood development – P = Poor, A = Average, E = Excellent
Foliage Density – D = Dense, A = Average, S = Sparse
Age Class – Y = Young, SM = Semi-mature, M = Mature, OM = Over-mature
Dieback – Mi = Minor, MO = Moderate, Ex = Extensive
Pest/Disease – Mi = Minor, Mo = Moderate, Ex = Extensive
Health & Structure Grades – Definitions are at the end of this report.
Vigor – P=poor, F=fair, A=average, E=excellent
OTR = Oak Tree Report

APPENDIX II – DEAD OAK TREE INVENTORY TABLE

DEAD OAK TREE INVENTORY TABLE

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Comments
17	valley oak	*Quercus lobata*	13, 15.5, 16, 21		old tag 10, under power lines, fallen dead
20	valley oak	*Quercus lobata*	24.5		old tag 12, TW #25, fallen dead; under power lines
21	valley oak	*Quercus lobata*	26		fallen dead, off-site
26	valley oak	*Quercus lobata*	31		fallen dead
27	valley oak	*Quercus lobata*	25		dead
39	valley oak	*Quercus lobata*	38	X	standing dead; HOB; no access
40	valley oak	*Quercus lobata*	2, 9		fallen dead
42	valley oak	*Quercus lobata*	17, 18		standing dead; fence - no access
43	valley oak	*Quercus lobata*	31		fence - no access, standing dead, collapsing

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Comments
87	valley oak	*Quercus lobata*	34		standing dead, breaking apart, bees
106	scrub oak	*Quercus berberidifolia*	1, 2, 3, 3, 6, 6		old 142, fallen dead
108	scrub oak	*Quercus berberidifolia*	6, 6.5		fallen dead
109	scrub oak	*Quercus berberidifolia*	1, 6, 6.5		old tag 134
111	scrub oak	*Quercus berberidifolia*	6, 6		fallen dead
118	valley oak	*Quercus lobata*	29		old 151, standing dead
122	scrub oak	*Quercus berberidifolia*	3, 7, 7		old 51, standing dead; woodrat nest at base
126	scrub oak	*Quercus berberidifolia*	6, 6		old 47; collapsed dead; next to another collapsed dead oak (4.9", 5") not in inventory
128	scrub oak	*Quercus berberidifolia*	3, 4, 6, 6		collapsed dead

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Comments
130	scrub oak	*Quercus berberidifolia*	2, 5, 14.5		old 43, bees, standing dead
155	scrub oak	*Quercus berberidifolia*			fallen dead, next to elderberry, holly-leaf cherry around it, no tag
165	valley oak	*Quercus lobata*	10		fallen dead, was dead in last LDC report also
166	valley oak	*Quercus lobata*	34		large cavity, dead
167	valley oak	*Quercus lobata*	20.5		standing dead, history of breakage
169	valley oak	*Quercus lobata*	27		standing dead
171	valley oak	*Quercus lobata*	23.5, 29		
K	valley oak	*Quercus lobata*	31		fallen dead

APPENDIX III – OAK TREE PHOTOGRAPHS

OAK TREE PHOTOGRAPHS

Tree No.9

Tree No.10

Tree No.11

Tree No.12

Tree No.14

Tree No.15

Tree No.16

Tree No.18

Tree No.19

Tree No.22

Tree No.23

Tree No.24

Tree No.25

Tree No.28

Tree No.30

Tree No.31

Tree No.32

Tree No.33

Tree No.34

Tree No.37

Tree No.38

Tree No.41

Tree No.89

Tree No.102

Tree No.103

Trees No.112(L) & 113(R)

Tree No.115

Tree No.116

Tree No.117

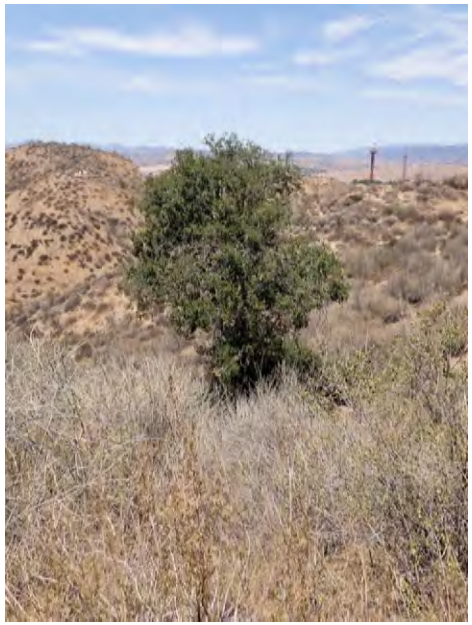
Tree No.120 (PHOTO: 2017)

Tree No.125 (PHOTO: 2019)

Tree No.125 (PHOTO: 2017)

Tree No.129 (PHOTO: 2017)

Tree No.131 (Photo: 2017)



Tree No.141

Tree No.156

Tree No.157

Tree No.163

Tree No.164

Tree No.168

Tree No. 170

Tree No.172

Tree No.173

Tree No. 9501

Tree No.9502

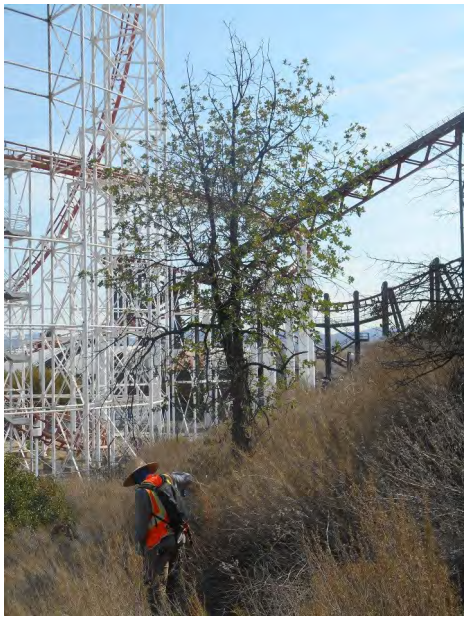
Tree No.9503

Tree No.9504 (L)

Tree No.9505

Tree No.9506

Tree No.9507



Tree No.9508

APPENDIX IV –
COUNTY OF LOS ANGELES OAK TREE MANAGEMENT & PRESERVATION GUIDELINES

COUNTY OF LOS ANGELES OAK TREE MANAGEMENT & PRESERVATION GUIDELINES

An important component of oak tree management and preservation relates to the management of the preserved and newly-planted mitigation trees during construction and after the development is in place. Oak trees are sensitive to changes in their environment and improper irrigation, soil compaction and/or disturbances to the roots can result in the decline in health and eventual loss of the tree. The following guidelines are recommended to successfully maintain preserved and mitigation trees during and after project implementation.

- Irrigation - Established oaks are adapted to xeric (dry) conditions and do not need summer water at all. However, turf areas associated with landscaping do require frequent irrigation. Excessive dry season irrigation within the drip line of existing trees will promote the growth of Oak Root Fungus (*Armillaria mellea*). This fungus occurs naturally and grows more rapidly under wet conditions, such as during the winter months. Under normal conditions, the subsequent dry season keeps the fungus under control. Moisture around the base of the tree in the warm summer season not only allows the fungus to survive, but the combination of warmth and extra moisture fosters fungus growth. Prolonged fungus attack promotes oak tree decline and eventual death. Supplemental irrigation should only be considered during periods of prolonged drought. Therefore, turf areas and associated irrigation systems should be planned so as not to encroach within the dripline of an existing oak tree. Water should never be allowed to spray onto, or pond around, the trunk of an oak tree. Oak leaf litter should be allowed to accumulate in the area directly under a protected tree. Moisture meters should be used to gage irrigation cycles; deep, infrequent irrigation is best for trees. Irrigation should penetrate to a minimum of 12 inches during a deep watering cycle.
- Establishment irrigation - Young oak trees often need initial irrigation to establish successfully after planting. Irrigation for replacement trees shall follow the schedule described by the Arborist of Record.
- Fencing - As previously indicated, the area surrounding the dripline of established trees shall be fenced for the duration of construction. Except for approved encroachment trees, fencing shall be no closer than 5 feet to the outer drip line boundary or 15 feet to the trunk of any protected tree, whichever is greater. (Given the nature of the current land use, the County Forester may allow for modification of the fencing requirement.)
- Drainage - Natural drainage courses and natural grades around existing oak trees should not be altered. Surface runoff from adjacent areas shall be directed away from preservation areas and shall not increase runoff to those areas. Water shall not be allowed to pond or accumulate within the drip line of any oak tree
- Pruning - Existing oak trees shall not be pruned, except as necessary for public health and safety. Pruning of live tissue over two inches (2") in diameter requires an Oak Tree Permit. Removal of dead wood is exempt from the requirement to obtain a permit. Pruning should always serve a specific purpose; oaks do not need routine pruning every year or two for “crown cleaning or lacing.”
- Fuel Modification - All fuel modification requirements such as selective clearing, pruning, and wet zones shall be limited within the drip line of any individual oak tree
- Weed Control - Use of soil sterilizers shall be prohibited under and around existing oak trees. Sterilizers may leach into the root system and kill the tree. Use of pre-emergent weed killers shall be prohibited within 100 feet of any individual oak tree or within a natural drainage that seasonally irrigates oak trees
- Vegetation Near Existing Oaks – Where applicable, all cut and fill slopes adjacent to the existing oak trees shall be vegetated with native species that require little water to become established and little or no irrigation once established. Landscaping under oaks is not recommended, except as outlined in *Compatible Plants under and Around Oaks*.

- Other Considerations - Dust that accumulates on the foliage of the preserved oak tree due to nearby construction should be periodically hosed-off as recommended by the project's consulting arborist.
- Regular visual assessment – trees should be regularly inspected by a qualified arborist. Risk assessments, structural pruning, support mechanisms, or removal may be warranted for trees that exhibit signs of structural defects adjacent to areas where targets are present. Trees with a "C" grade for "Health" and / or "Structure" generally exhibit characteristics that should be routinely monitored.
- Mulch – mulch or bark chips are beneficial for reducing compaction and moderating soil temperature under trees. Also, mulch provides nutrients to the soil as it breaks down.

Insert Pocket for full size
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN

Color Copy
24” X 36” (9 SHEETS)

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

OAK TREE REPORT
VALENCIA COMMERCE CENTER
VTPM 18108
UNINCORPORATED LOS ANGELES COUNTY

SUBMITTED TO:

ALEX HERRELL
DIRECTOR OF COMMUNITY DEVELOPMENT
FIVE POINT HOLDINGS, LLC
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VALENCIA, CALIFORNIA 91355

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NOVEMBER 1, 2021

OAK TREE REPORT – VALENCIA COMMERCE CENTER, VTPM 18108, UNINCORPORATED LOS ANGELES COUNTY

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Carlberg ASSOCIATES
Horticulturists and Registered Consulting ARBORISTS

November 1, 2021

Alex Herrell
Director of Community Development
Five Point Holdings, LLC
25124 Springfield Court, Suite 300
Valencia, California 91355

Re: Oak Tree Report - Valencia Commerce Center, VTPM 18108
Unincorporated Los Angeles County

Dear Mr. Herrell,

This oak tree report is provided for your submittal to the County of Los Angeles.

EXECUTIVE SUMMARY

This oak tree report was prepared in accordance with the Los Angeles County Oak Tree Ordinance No. 22.56.2050. Per the ordinance, we inventoried a total of 28 oak trees on the final phase of 'Valencia Commerce Center' (VCC), located in unincorporated Los Angeles County, north of the Santa Clara River and State Route 126, and west of Interstate 5. In addition, we noted numerous dead ordinance-size oak trees on the subject property that are not included in this report. Project improvements will result in the removal of 26 protected oak trees. Two oak trees will be preserved with no impacts. General tree protection recommendations and mitigation measures are included for trees to remain in the area of potential impact.

BACKGROUND AND ASSIGNMENT

Vesting Tentative Parcel Map 18108 is a proposed phase of development within the VCC planning area. The proposed development is located on approximately 330 acres within unincorporated Los Angeles County in the Santa Clarita Valley. More specifically, the project is located within the partially developed VCC business and industrial park development area, just north of State Route 126 (SR-126) and just west of the Interstate 5 (I-5) freeway and The Old Road.

In 1990, an EIR for VCC was approved by the County of Los Angeles. The project approved by the County in 1990 included approximately 12.6 million square feet of non-residential development (industrial, general commercial, and office uses). The project studied here consists of approximately 3.4 million square feet of remaining, unbuilt industrial and business park uses within the County-approved development area. The

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proposed non-residential development would be integrated into the existing VCC development pattern, and serve to complement existing, approved, and proposed development in its vicinity. The proposed development also would be supported by a network of on-site roads and parking, and requisite wet and dry utilities.

We were retained to visit the property, inventory the protected oak trees, evaluate the potential impacts of construction, make recommendations for the protection of trees to remain, and prepare an Oak Tree Report for submittal to the County of Los Angeles Department of Regional Planning. Captioned photographs, exhibits, and maps included in this report illustrate the trees' conditions, setting, and proposed dispositions. This report is based on our site visit on June 25, 2021.

METHODOLOGY AND DEFINITIONS

The field inventory and report were produced in accordance with the County of Los Angeles' Oak Tree Ordinance. Per the Ordinance, protected oak trees are "any tree of the oak genus which is (a) 25 inches or more in circumference (eight inches in diameter) as measured four and one half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade,…, any tree that has been provided as a replacement tree." Smaller oak trees that did not meet the protected tree diameter threshold, where found, were not inventoried for this report. Numerous dead oak trees were encountered and are not included in this report.

As illustrated in Exhibit A – Aerial Exhibit, the property is surrounded by residential development to the north, Castaic Creek to the east and south, and Commerce Center Drive to the west. Oak trees are generally confined to the east-facing hillside in the center of the site.

The following discussion expands on the information summarized in the oak tree inventory field worksheets attached in Appendix I.

Oak trees are field-mapped on the 'Oak Tree Impact Exhibit & Protection Plan,' which illustrates the approximate trunk location, canopy spread, and protected zone for each tree. Oak trees were located by walking the project site and using a base topographic survey and boundary map that was provided by Hunsaker & Associates. Protected oak tree locations and canopies were visually recorded in the field by Carlberg arborists. No off-site oak trees were included in the inventory.

Oak trees were numbered and tagged with an embossed, circular metal tag that was placed on the north side of the trunk. All of the recorded trees exhibit single trunk, or combined trunk diameters that meet the County of Los Angeles' Oak Tree Ordinance for protection[1]. Each inventoried tree was assigned two letter grades, one for health and one for structure. The overall grade takes into consideration the health, structure, and the overall aesthetic appeal of the tree form, unique characteristics, and comparison of the tree to the archetype of the species. Health/structure ratings of the trees are based on the definitions provided at the end of this report.

A multi-trunked tree has more than one trunk originating from a single root system or basal burl. In some cases, the trunks may not appear to be joined, but their direction of growth and orientation to adjacent trunks indicates the presence of a subsurface connection. This can occur when a large tree declines and the main

[1] Single trunk must equal 8 inches DBH, multiple-trunk trees must equal 12 inches in DBH (additively). 'Heritage' oaks are those with a single trunk DBH of 36 inches or greater.

trunk is removed or decays, or when a fire or mechanical damage destroys a main stem. The basal burl or root crown will often produce new shoots around the perimeter of the former trunk. In some cases, a basal cavity may persist surrounded by smaller trunks. These trunks may, or may not, be obviously connected. It is not always clear whether a tree is multi-trunked or just has several main branches that diverge near ground level. In these cases, the tree is considered multi-trunked if the diverging stems do not exit the ground perpendicularly, but at an angle away from the center of the tree. Oaks with multiple trunks originating from fire-related root or stump sprouting are considered as single trees.

As required by the County Ordinance, trunk diameters were measured at approximately 4½ feet above the natural grade. This is known as 'diameter at breast height' or DBH. Oak trees often have large lateral branches diverging from the trunk at or near breast height. Measuring a tree of this type at 4½ feet above natural grade would often result in an inaccurate impression of tree size. For trees that exhibit lateral branching at the established measurement point, the trunk diameter measurement is made at the nearest point where the dimension can be recorded without being impeded by the branches. For multi-trunk trees, the number of trunks and the diameter of each trunk is recorded. Measurements that deviate from the required standard are noted on the field spreadsheet.

OBSERVATIONS

There are 25 valley oaks (*Quercus lobata*) and three valley oak hybrid (*Quercus lobata* x *douglasii*) within or immediately adjacent to the proposed development area. The oaks are concentrated in the eastern facing slope at the center of the property. Other vegetation on-site includes coastal sage scrub and native shrubs. A number of oak trees of less than ordinance size were noted onsite, but were not included in the inventory.

Of the 28 ordinance-sized oak trees inventoried for this report, 26 trees are proposed for removal and two trees will remain with no impact. One of the 28 inventoried oak trees (#5) qualifies as a heritage oak tree based on its trunk diameter. It is proposed to be saved with no impacts or encroachments into its protected zone. We used Hunsaker and Associates' grading base map to determine the impacts to the protected oak trees.

Of the 28 oaks inventoried, two oaks (7%) received a "A" grade, 12 oak trees (43%) received a "B" grade, 13 oaks (46.5%) earned a "C" grade, and one oak (3.5%) received a "D" grade at the time of the surveys. This report identifies the extent of the potential impacts and recommends management and/or mitigation measures where appropriate.

Exhibit B is a reduced copy of the Oak Tree Impact Exhibit and Protection Plan. Appendix I contains the full field data matrix for each inventoried tree. Appendix II contains field data of dead oak trees that were encountered but are not included in this report. Appendix III contains photographs for each inventoried tree. Table 1 below provides a summary of the oak tree resources found on-site, including their tag number, common and botanical names, diameters, approximate height, and overall grade.

TABLE 1 – SUMMARY OF INVENTORIED OAK TREES

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Height (~feet)	Canopy Spread (~feet)				Overall Grade
						N	E	S	W	
5	valley oak	*Quercus lobata*	42.7	X	40	37	38	38	38	B
6	valley oak	*Quercus lobata*	32		35	25	24	30	24	B+
8	valley oak	*Quercus lobata*	14.8		22	7	5	7	10	C-
9	valley oak	*Quercus lobata*	18.6		20	12	16	5	5	C
10	valley oak	*Quercus lobata*	22		30	12	14	23	8	C
11	valley oak	*Quercus lobata*	31.5		40	26	31	38	16	C+
12	hybrid valley oak	*Quercus lobata* x *douglasii*	20.8		20	24	12	13	12	D
13	valley oak	*Quercus lobata*	10.1, 12.6		22	15	14	15	10	B-
15	valley oak	*Quercus lobata*	16		30	12	10	11	10	C
17	valley oak	*Quercus lobata*	19		35	11	21	25	12	B
18	valley oak	*Quercus lobata*	6, 13		30	16	8	10	9	C+
19	valley oak	*Quercus lobata*	22		25	28	23	5	19	B
20	valley oak	*Quercus lobata*	21		30	27	25	28	18	B+
21	valley oak	*Quercus lobata*	19.3, 22.5, 16.4		25	34	32	35	27	B-
23	hybrid valley oak	*Quercus lobata* x *douglasii*	9, 12.5		20	22	25	25	27	C+
24	valley oak	*Quercus lobata*	33.6		25	30	10	28	34	C+

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Height (~feet)	Canopy Spread (~feet)				Overall Grade
						N	E	S	W	
25	valley oak	*Quercus lobata*	9.9		20	8	5	5	9	C+
26	valley oak	*Quercus lobata*	9.8		20	27	0	2	4	C+
27	valley oak	*Quercus lobata*	11.1		20	28	0	3	2	C+
28	valley oak	*Quercus lobata*	11.8		20	3	28	0	0	C+
29	valley oak	*Quercus lobata*	12.1		30	17	9	6	16	B
30	valley oak	*Quercus lobata*	34.8		35	28	27	28	15	A-
31	valley oak	*Quercus lobata*	9, 15.3		30	18	23	27	13	B-
32	valley oak	*Quercus lobata*	26.7		35	22	24	33	23	B+
33	valley oak	*Quercus lobata*	29.5		30	25	30	30	27	A-
34	valley oak	*Quercus lobata*	18.8		35	16	18	17	16	C
35	hybrid valley oak	*Quercus lobata* x *douglasii*	9.7		16	18	24	13	15	B
36	valley oak	*Quercus lobata*	6, 6		20	8	8	10	6	C

NOTE: Trees #1 & 4 are beyond 200 feet from project grading and are not included in this report.
Trees # 2, 3, 7, 14, 16 & 22 are dead and not included in this report.

DISCUSSION

There are numerous potential consequences related to construction that may affect trees during and after a typical construction process. They are as follows and are discussed below:

- Excavation - Root Severance
- Soil Compaction (During and Post-construction)
- Alteration of the Water Table/Site Drainage
- Changes in grade
- Substantial Trimming of Canopy or Roots
- Protection against mechanical damage - fencing
- Irrigation

A. Excavation/Trenching—Root Severance

Trenching can include excavation for water lines, irrigation, utility, or drainage lines. Trenching and excavation can also be required for foundations of structures and free-standing or retaining walls. Trenching and excavation removes soil and tree roots. When performed in the critical root zone (approximately 5x the trunk diameter of any tree) or within the dripline (outer edge of the natural canopy), there is the potential to remove large areas of root mass, and to shatter and tear roots that will remain connected to the tree(s). Torn and shattered roots cannot callous over or generate new roots in the manner of cleanly-cut roots. Torn and shattered roots are potentially unstable, are entry points for disease and decay organisms, and eventually die. Significant root loss and/or severance can be critical to the health and structure of trees to remain in a landscape.

B. Soil Compaction

Soil compaction is a complex set of physical, chemical, and biological constraints on tree growth. Principal components leading to limited growth are the loss of aeration and pore space, poor gas exchange with the atmosphere, lack of available water, and mechanical hindrance of root growth. Soil compaction is considered the largest single factor responsible for the decline of trees on construction sites.

C. Changes in Grade

Changes in grade, by the addition or removal of soil (filling or cutting), can be injurious. Lowering the grade around trees can have immediate and long-term effects on trees. The addition of soil and compaction for common engineering practices also results in long-term effects on trees. Typically, the vast majority of the root mass exists within the top three feet of soil, and most of the fine roots active in water and nutrient absorption are in the top 12 inches.

D. Alteration of the Water Table/Site Drainage

The water table is the upper surface of the zone in which soil macropores are saturated with water; water tables may vary seasonally. Rather than a flat, static surface, the water moves down a gradient. Its depth varies, depending on the structure of the soil and rocks through which it flows. A perched water table may form in soils that have impermeable strata. Swamps are created where the water table intersects level ground.

Structures such as footings, basements, subterranean buildings, and retaining walls may intercept impermeable layers in the soil on which water perches. If adequate drainage is not provided, the water table uphill may

gradually rise and interfere with tree roots. This type of damage usually takes a period of time to be recognized and diagnosed.[2]

Oak trees are particularly susceptible to root infections, such as Armillaria, Ganoderma, and Phytophthora. These diseases can progressively weaken a root system and the trunk of a tree, resulting in dead branches in the canopy of the tree, loss of stability of the entire tree because of decaying roots, and premature death of the tree. Trees form roots in accordance with existing soil composition and water availability. Minor drainage changes in the winter and spring months are significant to the health of the trees.

E. Canopy and Root Pruning

Leaves perform vital functions for trees. Through photosynthesis, they manufacture sugars that feed the tree and are used to create the building blocks of wood. Leaves help to move water and nutrients up from the roots and around the tree through their vascular system and cool the tree down through transpiration. Leaves moderate temperatures beneath the tree, lessen the drying action of winds, and intercept rainfall, which reduces erosion. On the ground, they moderate soil temperatures, retain moisture, and as they decompose, return their nutrients back to the soil to be recycled and reused by the tree. A healthy canopy of leaves is essential to ensure an adequate food supply for the roots to perform their important functions.

Typically, root systems extend outward past the dripline. Main root functions include water and mineral conduction, food and water storage, and anchorage of the tree to the soil. Root systems consist of short-lived, fine-textured, feeder roots and larger, woody, perennial roots. Feeder roots, while averaging only 1/16 inch in diameter, constitute the major portion of the root system's surface area. Feeder roots act like sponges, growing predominantly outward and upward from the large roots near the soil surface where minerals, water, and oxygen are usually abundant. Larger, woody roots and their subordinates tend to annually increase in diameter and grow horizontally. Predominantly located in the top 6 to 24 inches of the soil, these structural and storage roots usually do not grow deeper than three to seven feet. Root growth is generally inhibited by soil compaction and temperature. As the depth increases, soil compaction increases, and the availability of water, minerals, oxygen, and soil temperature all decrease.

Removal of significant amounts of the canopy and/or root system can lead to both immediate and long-term detrimental effects on trees. Effects can be physiological, structural, or both.

F. Protection Against Mechanical Damage/Fencing

Fencing is a temporary enclosure erected around a tree to enclose as much of its safety zone as possible. Fences are critical to (1) prevent direct contact and damage to the canopy, branches, and trunk, (2) preserve roots and soil in an intact and non-compacted state, and (3) identify the Tree Protection Zone. Fencing must be in place before demolition or the initiation of construction and remain until adjacent construction activity no longer threatens tree health.

G. Irrigation

Trees that have suffered root loss may not be able to exploit as large a soil volume as before injury. Also, changed patterns of drainage may divert water away from trees. In either case, trees may benefit from supplemental irrigation prior to and during construction.

[2] Nelda Matheny and James R. Clark, Trees and Development: A Technical Guide to Preservation of Trees During Land Development, (Champaign, Illinois: International Society of Arboriculture, 1998), pp. 88-89.

The following are general guidelines for irrigation:

- *The amount of water applied must be appropriate to the species.*
- *Light, infrequent irrigations should be avoided.*
- *Excess irrigation from new landscaping should be avoided. Runoff from plantings should be minimized and/or directed away from trees.*
- *Wetting the trunk should be avoided.*[3]

Construction Impacts:

Based on the grading files provided to us by Hunsaker & Associates, a total of 26 protected oak trees will require removal due to grading and development of the property. Two oaks will remain with no impacts. Table 2 provides a list of all inventoried trees and their proposed dispositions.

TABLE 2 – SUMMARY OF OAK TREE IMPACTS

Disposition	# of oak trees	Oak Tree #s
No impact	*2*	5(H), 35
Remove	*26*	6, 8, 9, 10, 11, 12, 13, 15, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36
Encroach	*0*	N/A

CONCLUSION

Based on the plans, 26 oak trees will require removal due to grading and development of the project. Proposed construction activities will not result in any encroachments to the Tree Protection Zones (TPZ) of the protected oaks to remain.

Recommendations for tree protection during construction and mitigation are provided below.

OAK TREE REPORT RECOMMENDATIONS

Implementation of the proposed project will remove 26 oak trees.

Should additional oak trees grow into ordinance size within the duration of the oak tree permit, removal, encroachment or other impacts shall be included into the conditions of the oak tree permit to ensure proper mitigation.

In my professional opinion, the following recommendations should be conditioned as part of the Oak Tree Permit:

1. Plant replacement oak trees at a 2:1 ratio:
   Replacement trees shall consist of valley oak (*Q. lobata*) trees. The size and quality of the replacement

[3] See Matheny and Clark, p. 125.

trees shall be consistent with the conditions of approval in the Oak Tree Permit, usually 15-gallon container size.

2. The Arborist of Record shall monitor the replacement trees for a minimum of five years, to evaluate the growth, health, and condition of the replacement trees. The five-year monitoring period will begin upon receipt of a letter from the Applicant or Arborist of Record to the Director and the County Forester indicating that the replacement trees have been planted.
3. The applicant will be responsible for contracting the monitoring and maintenance of the mitigation oaks. The Arborist of Record will be retained to provide monitoring and reporting services for the mitigation trees at monthly intervals the first year, quarterly intervals for the next two years and six-month intervals for the remaining years of the monitoring period. If any mitigation tree(s) die during the monitoring period, the applicant shall plant new mitigation trees (minimum 15-gallon container size) and the five-year monitoring period shall begin again from the date of planting for the replacement mitigation oak.
4. A planting plan shall be prepared by the Landscape Architect in accordance with the Los Angeles County Oak Tree Ordinance, with the input of the Arborist of Record, and submitted for County approval prior to project commencement (i.e., issuance of demolition, grading, or building permit).
5. Oak tree removals, when permitted, shall be monitored for conformance with applicable recommendations No. 1-4 above and County standards and documented by the Arborist of Record.
6. If more than 12 months pass between the time of the oak tree inventory and project commencement, a pre-construction walk-through will be conducted to note changes in the encroachment tree(s) and provide baseline information that will be used to assess the changes in the tree(s) following construction.
7. Construction monitoring intervals will be a minimum of twice a month during grading operations but may change due to site conditions and progress.
8. Any grubbing (plant or topsoil removal), demolition, digging, excavating, filling, grading, trenching, or construction within the Tree Protection Zone (TPZ) of any protected oak tree in relation to the project shall be monitored by the Arborist of Record.
9. Care should be taken not to damage overhanging limbs that may extend over the encroachment areas. Temporary sections of moving blankets and orange snow fence material should be wrapped (snug, but not tight) around the low, horizontal limbs that extend over the impact area, where applicable and recommended by the AOR. This will act as a clear reminder to the contractors that the tree canopy is protected.
10. Construction monitoring reports shall be submitted annually to the Department of Regional Planning and the Forestry Division by the Arborist of Record.
11. Unless specified in this report for encroachment tree(s), equipment, materials, and vehicles shall not be stored, parked, or operated within the tree protection zone of any oak tree to remain. Existing, paved driveways and roads may be used.
12. Excavation within the tree protection zone of any oak tree to remain shall be performed using hand tools or small equipment as approved by the AOR in the field during monitoring.
13. Wherever feasible, new utility lines shall be routed outside of oak tree protected zones. When utility routing inside the TPZ is unavoidable, new utilities should be routed at least 5x the trunk diameter of an oak tree to remain. Placement of new utility lines or drains shall be placed to avoid severing significant structural roots or significant areas of top-soil roots.
14. Where necessary and approved by the Arborist of Record in the field during monitoring, tunneling may be used to connect new utilities that must traverse oak tree protection zones.

15. High-water use landscape under oaks is prohibited, as it will lead to increased potential for root rot disease. Low water, shade tolerant plantings shall be substantially consistent with the attached booklet on *Compatible Plants under and Around Oaks*.
16. Where there are no driveways or walkways, leaf litter should be allowed to accumulate naturally within the tree protection zones of oak trees to remain. This may be augmented by mulch and should be 3-4 inches deep. The area of mulch and leaf litter should be maintained at least 5x the trunk diameter of each tree. No ground disturbance should occur in this area.
17. Irrigation should not be applied to within 3x the trunk diameter of any oak tree to remain. Drainage shall be designed to route water away from the base of oaks to remain.
18. High-water use plants shall be maintained outside of the oak tree driplines.
19. If canopy pruning is found to be necessary for trees to remain, it should only be performed by a qualified ISA Certified Arborist or ISA Certified Tree Worker. Pruning of live branches over two inches in diameter requires an encroachment permit. Pruning that is not covered in this report may require a new Oak Tree Permit.
20. Five (5) foot high chain link fencing shall be installed prior to the commencement of construction activities. The fencing plan or on-site fencing shall be reviewed and approved by the County Forester prior to issuance of the demolition permits, grading permits, or other permits that involve soil disturbance.
21. All fencing and trunk protection shall be verified by the County Forester prior to commencement of work and shall remain in place until the County Forester approves its removal.
22. A 'Warning' sign is prominently displayed on each protective enclosure. The sign will be a minimum of 8.5 inches x 11 inches and clearly state the following:

> OAK TREE PROTECTION ZONE
> THIS FENCE SHALL NOT BE REMOVED
> ARBORIST CONTACT: CARLBERG ASSOCIATES
> 310.451.4804 OR 626.428.5072

23. Water shall not be allowed to pond around the base of the oak trees.
24. Drainage swales, ribbon drains, and energy disbursement devices (riprap pads, etc.) should be designed to outlet at least 10 feet from any tree trunk.
25. For construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).
26. Exhaust from equipment situated outside of the tree canopies shall be directed away from the foliage to avoid desiccation or scorching of leaves and twigs.

Please feel welcome to contact me at 424.285.3334 if you have any immediate questions or concerns.

Respectfully submitted,

Scott McAllaster
ISA Certified Arborist, #WE-7011A
ISA Qualified Tree Risk Assessor

Sierra Madre Office
scott@cycarlberg.com

This report comprises a total of 45 pages and seven full-size maps. Unauthorized separation or removal of any portion of this report deems it invalid as a whole. Conditions represented in this report are limited to the inventory date and time. Risk assessments were not requested nor performed for the purposes of this report. Ratings for health, aesthetics, and structure do not constitute a health or structural guarantee beyond the date and time of the inspection.

EXHIBIT A – AERIAL EXHIBIT – VALENCIA COMMERCE CENTER, VTPM 18108
SOURCE: COUNTY OF LOS ANGELES GIS
(NOT TO SCALE)

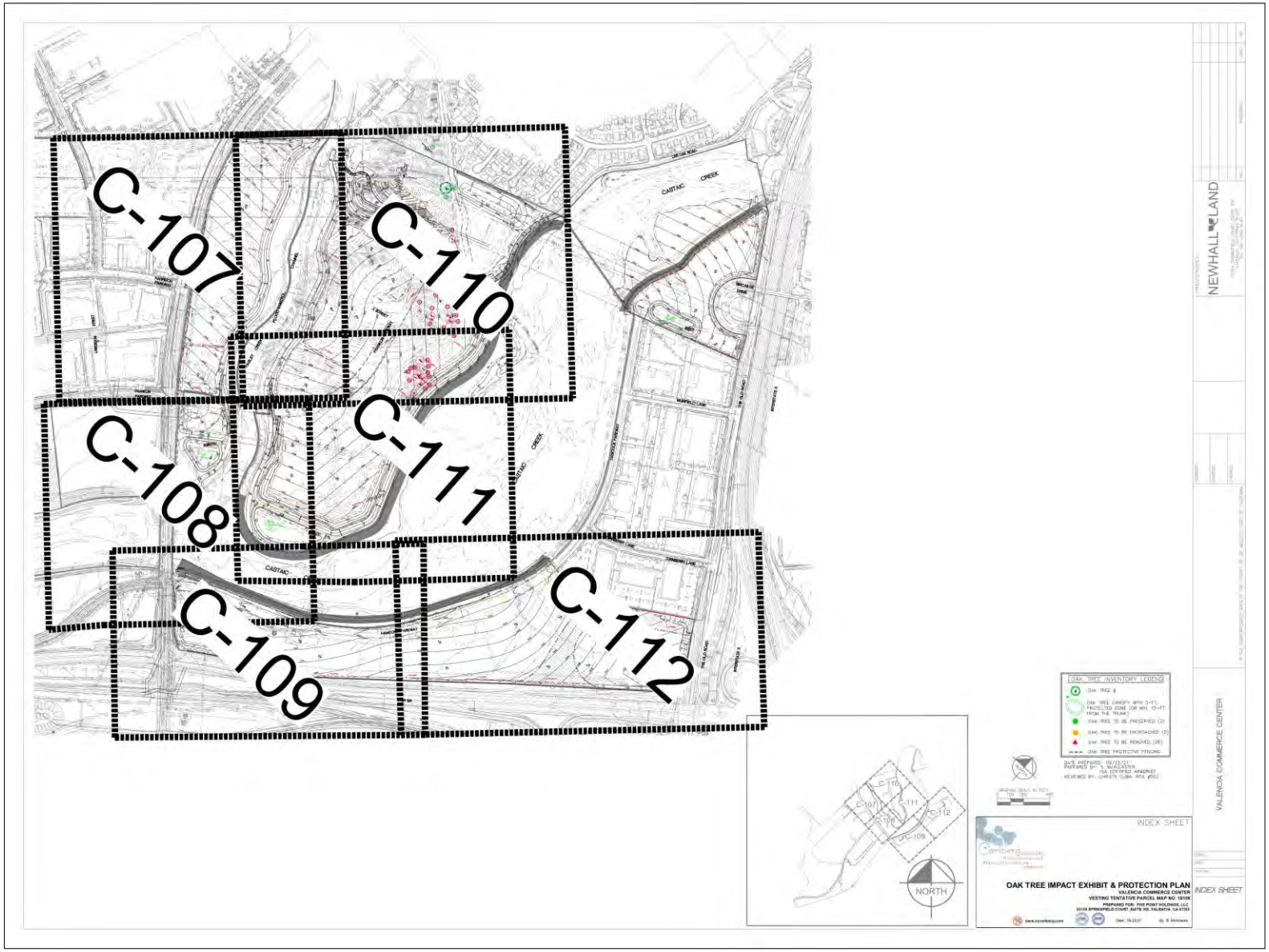
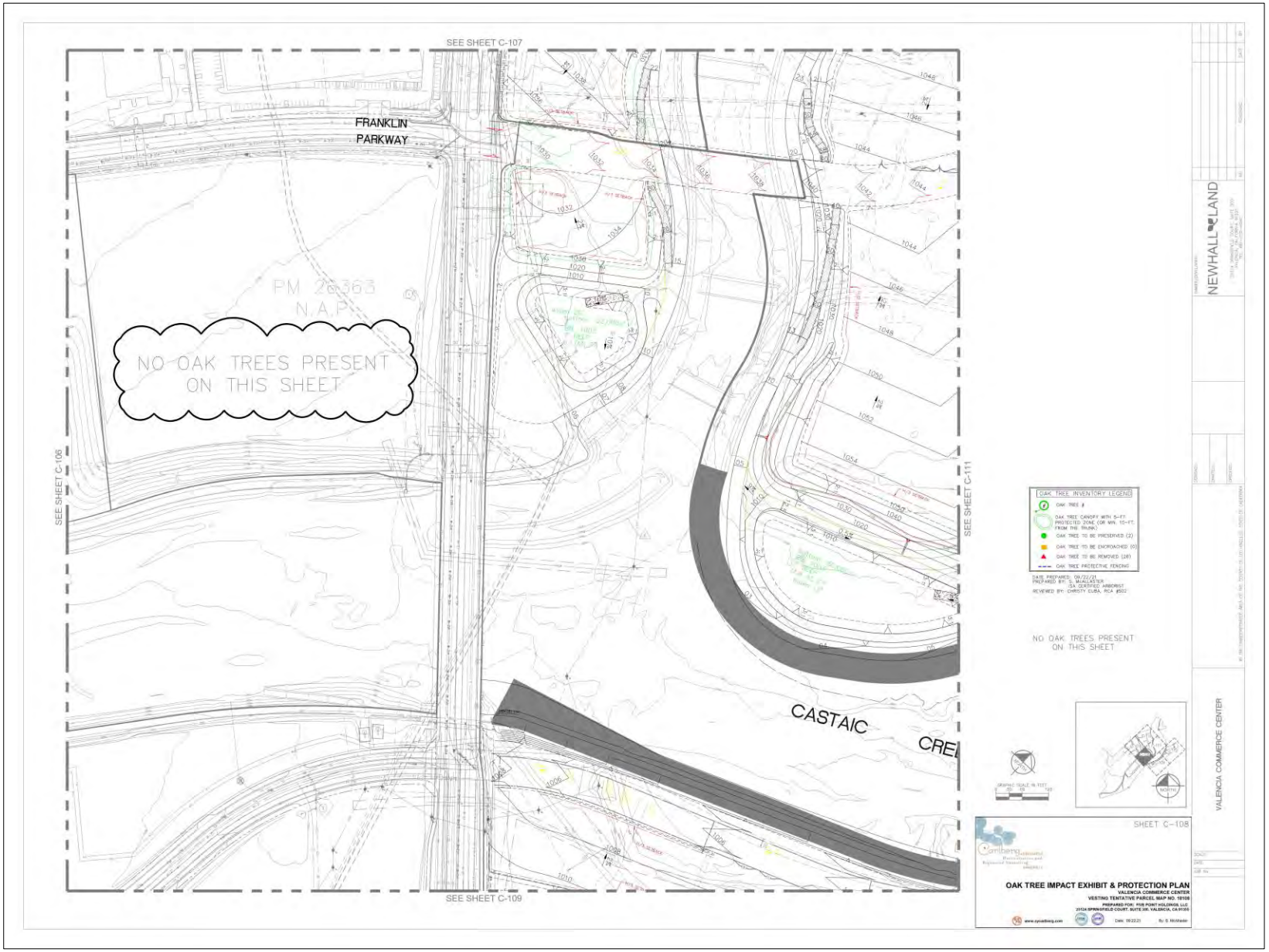
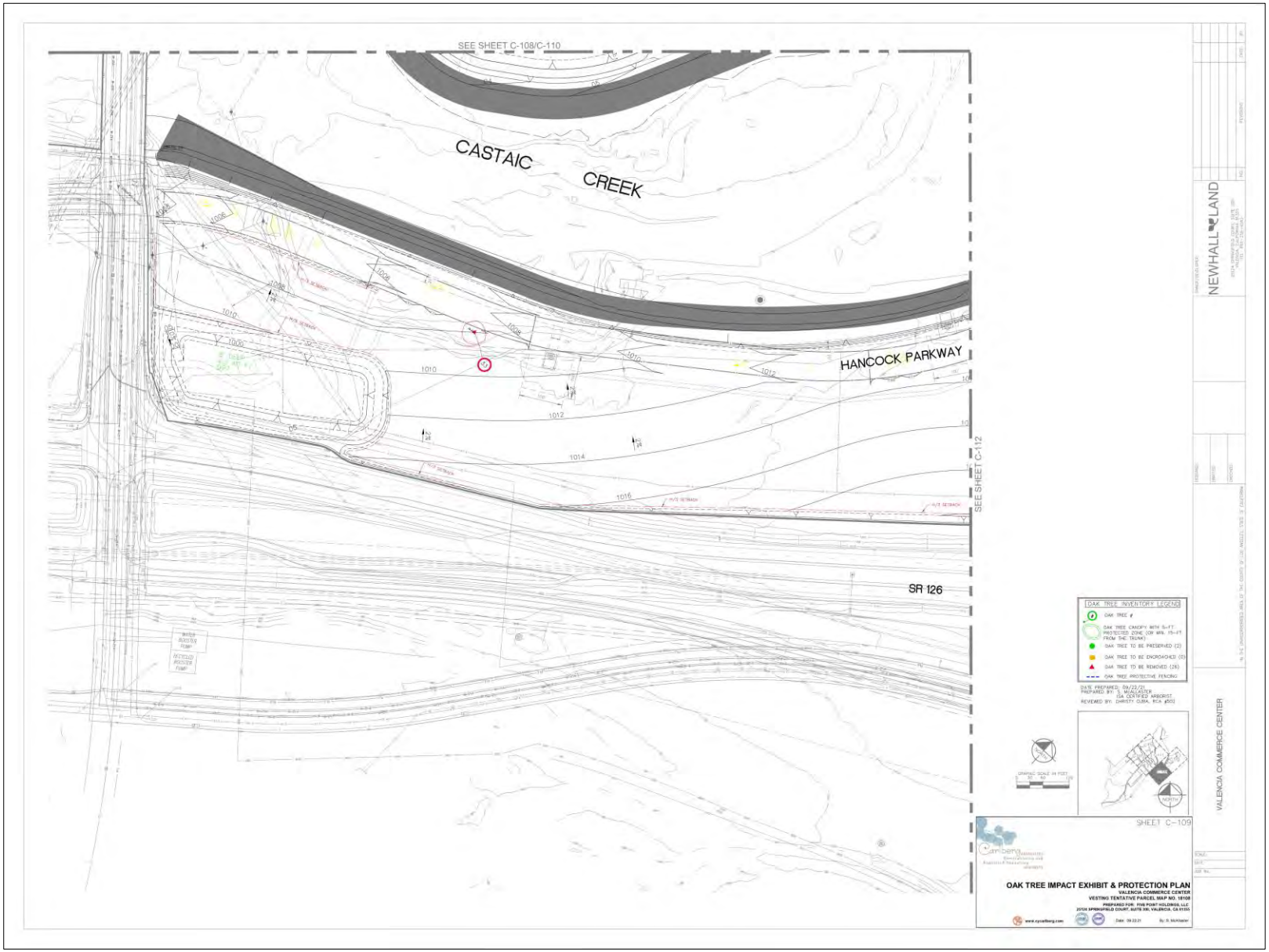


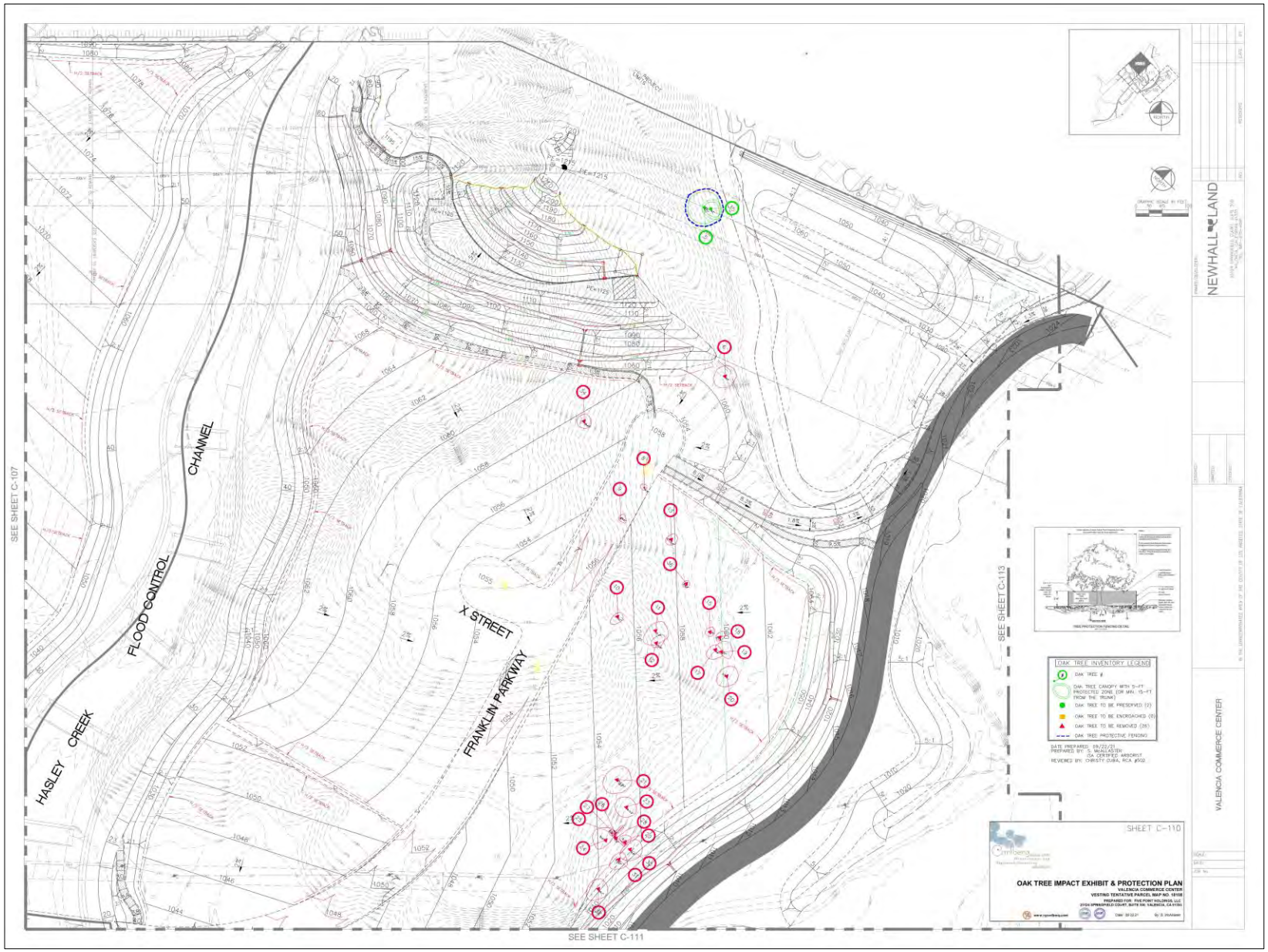
EXHIBIT B – REDUCED COPY OF THE OAK TREE IMPACT & PROTECTION PLAN (7 sheets)

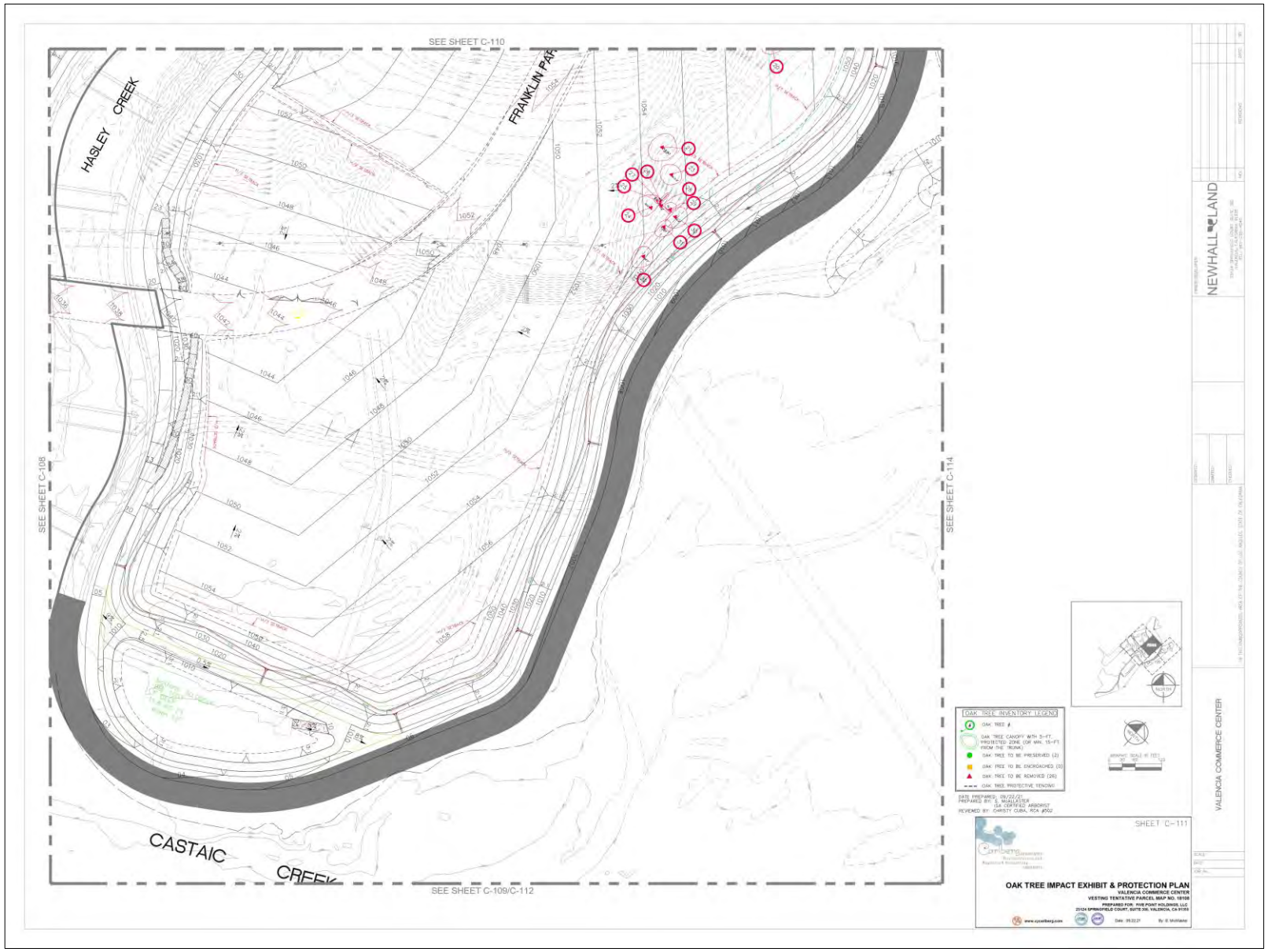
Not to Scale

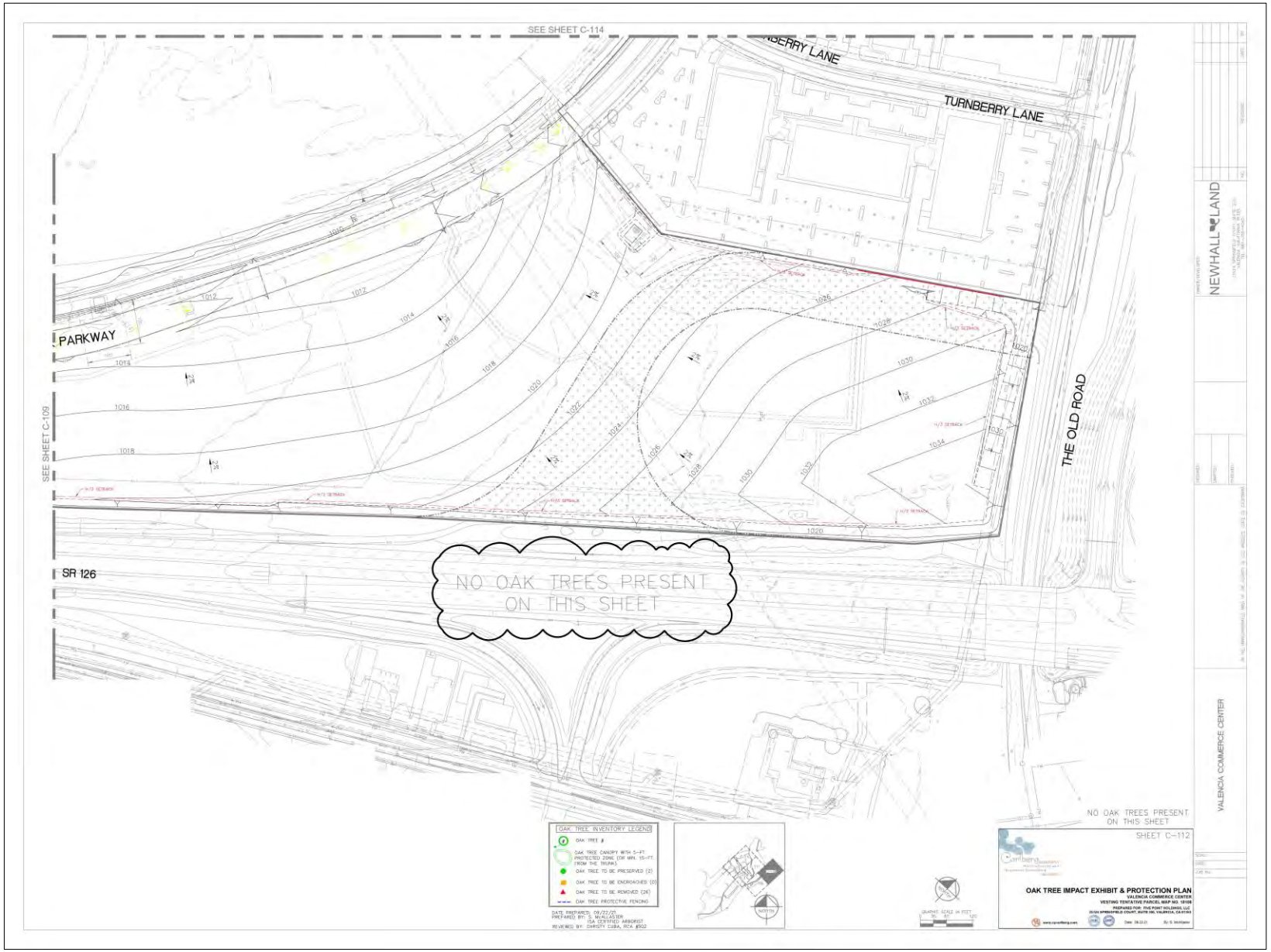
NO OAK TREES PRESENT ON THIS SHEET
COMMERCE CENTER DRIVE
HARRISON PARKWAY
FLOOD CONTROL CHANNEL
HASLEY CREEK
LIVINGSTON STREET
FRANKLIN PARKWAY
SEE SHEET C-105
SEE SHEET C-110
SEE SHEET C-108
OAK TREE INVENTORY LEGEND
NO OAK TREES PRESENT ON THIS SHEET
SHEET C-107
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
VALENCIA COMMERCE CENTER
VESTING TENTATIVE PARCEL MAP NO. 18108
NEWHALL LAND
VALENCIA COMMERCE CENTER


SEE SHEET C-107
FRANKLIN
PARKWAY
PM 26363
M.A.P.
NO OAK TREES PRESENT
ON THIS SHEET
SEE SHEET C-106
SEE SHEET C-111
SEE SHEET C-109
CASTAIC
OAK TREE INVENTORY LEGEND
NO OAK TREES PRESENT
ON THIS SHEET
SHEET C-108
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
VALENCIA COMMERCE CENTER
VESTING TENTATIVE PARCEL MAP NO. 18108
NEWHALL LAND
VALENCIA COMMERCE CENTER


SEE SHEET C-108/C-110
CASTAIC CREEK
HANCOCK PARKWAY
SR 126
SEE SHEET C-112
OAK TREE INVENTORY LEGEND
OAK TREE #
OAK TREE CANOPY WITH 5-FT PROTECTED ZONE (OR MIN. 15-FT FROM THE TRUNK)
OAK TREE TO BE PRESERVED (2)
OAK TREE TO BE ENCROACHED (0)
OAK TREE TO BE REMOVED (26)
OAK TREE PROTECTIVE FENCING
DATE PREPARED: 09/22/21
PREPARED BY: S. McALLASTER
ISA CERTIFIED ARBORIST
REVIEWED BY: CHRISTY CUSA, RCA #502
SHEET C-109
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
VALENCIA COMMERCE CENTER
VESTING TENTATIVE PARCEL MAP NO. 18108
NEWHALL LAND
VALENCIA COMMERCE CENTER


SEE SHEET C-107
FLOOD CONTROL CHANNEL
HASLEY CREEK
X STREET
FRANKLIN PARKWAY
SEE SHEET C-113
SEE SHEET C-111
NEWHALL LAND
VALENCIA COMMERCE CENTER
OAK TREE INVENTORY LEGEND
SHEET C-110
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
VALENCIA COMMERCE CENTER
VESTING TENTATIVE PARCEL MAP NO. 18108


SEE SHEET C-110
HASLEY CREEK
FRANKLIN PAR
SEE SHEET C-108
SEE SHEET C-114
CASTAIC
CREEK
SEE SHEET C-109/C-112
OAK TREE INVENTORY LEGEND
OAK TREE #
OAK TREE CANOPY WITH 5-FT. PROTECTED ZONE (OR MIN. 15-FT. FROM THE TRUNK)
OAK TREE TO BE PRESERVED (2)
OAK TREE TO BE ENCROACHED (3)
OAK TREE TO BE REMOVED (26)
OAK TREE PROTECTIVE TENTING
DATE PREPARED: 09/22/21
PREPARED BY: S. McALLISTER
ISA CERTIFIED ARBORIST
REVIEWED BY: CHRISTY CUBA, RCA #502
SHEET C-111
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
VALENCIA COMMERCE CENTER
VESTING TENTATIVE PARCEL MAP NO. 18108
PREPARED FOR: FIVE POINT HOLDINGS, LLC
25124 SPRINGFIELD COURT, SUITE 300, VALENCIA, CA 91355
NEWHALL LAND
VALENCIA COMMERCE CENTER


SEE SHEET C-114
TURNBERRY LANE
PARKWAY
THE OLD ROAD
SEE SHEET C-109
SR 126
NO OAK TREES PRESENT
ON THIS SHEET
NEWHALL LAND
VALENCIA COMMERCE CENTER
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN
SHEET C-112

CERTIFICATION OF PERFORMANCE

I, Scott McAllaster, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist and Qualified Tree Risk Assessor and have been involved in the practice of arboriculture and the study of trees for over 16 years.

Signed:

Date: November 1, 2021

Scott McAllaster
ISA Certified Arborist, #WE-7011A
ISA Qualified Tree Risk Assessor

Sierra Madre Office
scott@cycarlberg.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree Consultants who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees contribute greatly to our enjoyment and appreciation of life. Nonetheless, they are subject to the laws of gravity and physiological decline. Therefore, neither arborists nor tree owners can be reasonably expected to warrant unfailing predictability or elimination of risk.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Formal risk assessments were not requested nor performed on the trees in this report.

HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition were rated A-F:

Health

A. Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.

B. Above average – Good to very good trees that exhibit minor necrotic or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.

C. Average – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small deadwood in outer crown areas, decreased shoot growth and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.

D. Below Average/Poor - trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.

F. Dead or in spiral of decline – this tree exhibits very little to no signs of life.

Structure

A. Outstanding – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that result in a sturdy form or architecture that resists failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward sign of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow

points of attachment from one point on the trunk, which would preclude them from achieving an “A” grade.

B. Above average - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.

C. Average - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.

D. Well Below Average/Poor - Trees poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.

F. Severely Compromised – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced decay, disease, or severe fire damage. Risk of full or partial failure in the near future appears to be severe.

SCOTT MCALLASTER
CARLBERG ASSOCIATES
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828 Fifth Street, Suite 3 • Santa Monica • California • 90403
scott@cycarlberg.com • m: 424.285.3334 • www.cycarlberg.com

Education — B.A., Environmental Studies, University of California, Santa Barbara, 2000

Experience — Project Planner & Senior Arborist, Land Design Consultants, Inc.
Pasadena, 1999 – 2014

Certificates — Certified Arborist, WE-7011A, International Society of Arboriculture, 2004
Qualified Tree Risk Assessor, International Society of Arboriculture, 2015

AREAS OF EXPERTISE

Mr. McAllaster is experienced in the following areas of tree management and preservation:

- Tree health & risk assessments
- Inventories & reports for native and non-native trees
- Master planning
- Evaluation of trees for preservation, encroachment, relocation, restoration, and hazards
- Construction monitoring and reporting
- Value assessments (appraisals) for native and non-native trees
- Post-fire inventories, assessments, and valuations for native and non-native trees
- Guidelines for tree preservation, planting, pruning and maintenance specifications
- Tree and landscape resource mapping – GPS and AutoCAD
- Planning Commission, City Council, and community meetings representation
- Review of landscape plans for mitigation compliance & fire fuel modification planning
- Performance of long-term mitigation compliance monitoring & reporting

PREVIOUS CONSULTING EXPERIENCE

Mr. McAllaster has performed hundreds of tree inventories, health evaluations, impact analyses, hazard, and value assessments for counties, cities, sanitation districts, and water districts, as well as private developers, architects, engineers, and homeowners. He has over 16 years of experience in arboriculture and is trained in environmental planning, state and federal regulatory permitting, preparation of CEQA analyses, and habitat mitigation planning and implementation. Representative clients include:

City of Pasadena
City of Santa Clarita
City of Glendora
Los Angeles County Fire Department
Los Angeles County Sanitation Districts
Newhall County Water District
Pulte/Centex Homes
Newhall Land and Farming
E & S Ring, Inc.
Hollywood Forever Cemetery
Archdiocese of Los Angeles
St. John's Hospital, Santa Monica
Kovac Architects
Tim Barber, Ltd., Architects
Ojai Valley Community Hospital
The Kibo Group
El Monte Garden Senior Center
IMT Capital, LLC
San Diego Gas & Electric
Corky McMillin Companies
City of South Gate
City of Arcadia
D2 Development
Burrtec, Inc.
The Claremont Colleges
The New Home Company
William Carey University
Claremont Golf Course
Universal Hilton
Gensler Architects
Marmol Radziner, Architects
NAC Architecture
Aurora/Signature Health Services
Monte Vista Grove Homes
Highpointe Communities
Claremont University Center

AFFILIATIONS

Mr. McAllaster serves with the following national and regional professional organizations:

- Member, International Society of Arboriculture, Western Chapter
- Member, Street Tree Seminar, Inc.

APPENDIX I – OAK TREE FIELD DATA SPREADSHEET

OAK TREE FIELD DATA SPREADSHEET

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
5	*Quercus lobata*	42.7	X	40	37	38	38	38	70	S		A	S		X	X					Mo	Mo		Mi	B	B	A	B	old fire damage; drought stress, minor DB
6	*Quercus lobata*	32		35	25	24	30	24	75	S		A	A	X	X						Mi	Mi		Mi	A-	B+	A	B+	twigs - dead from old fire & drought, good recovery, swing attached
8	*Quercus lobata*	14.8		22	7	5	7	10	40	S		A	S	X	X						Mo	Mo		Mi	C	C-	F	C-	epicormic growth
9	*Quercus lobata*	18.6		20	12	16	5	5	60	S		A	S		X	X					Mo	Mo		Mi	C	C	F	C	
10	*Quercus lobata*	22		30	12	14	23	8	50	S		A	S	X	X						Mo	Mi		Mi	C	C	F	C	old fire damage - moderate

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
11	*Quercus lobata*	31.5		40	26	31	38	16	60	S		P	S	X	X	X					Mo	Mo		Mi	B	C-	F	C+	large lateral tear; old fire damage; other branch failures
12	*Quercus lobata* x *douglasii*	20.8		20	24	12	13	12	25	S		P	S	X	X	X					Mo	Ex		Mo	D	D	P	D	stump sprout vigorous; cavity on south side, very sparse
13	*Quercus lobata*	10.1, 12.6		22	15	14	15	10	80	S		A	A	X	X						Mi	Mi		Mi	B-	B-	A	B-	
15	*Quercus lobata*	16		30	12	10	11	10	50	S		A	S	X	X						Mo	Mo		Mi	C	C	F	C	10" dead and fallen; old fire damage
17	*Quercus lobata*	19		35	11	21	25	12	80	S		A	A	X	X						Mi	Mi		Mi	B	B	A	B	good callous & recovery; old fire damage, minor exudation at base
18	*Quercus lobata*	6, 13		30	16	8	10	9	50	S		A	S	X	X						Mo	Mo		Mi	C+	C	F	C+	old fire damage; small valley oak stump approx. 10' to east

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
19	*Quercus lobata*	22		25	28	23	5	19	70	S		A	S	X	X	X					Mi	Mi		Mi	B	B	F	B	good recovery; old fire damage
20	*Quercus lobata*	21		30	27	25	28	18	85	S		A	A	X	X	X					Mi	Mi		Mi	B+	B+	A	B+	good recovery; old fire damage
21	*Quercus lobata*	19.3, 22.5, 16.4		25	34	32	35	27	75	S		A	S	X	X	X					Mo	Mi		Mi	B-	B-	A	B-	good recovery; old fire damage, 3 trunks, epicormic growth
23	*Quercus lobata* x *douglasii*	9, 12.5		20	22	25	25	27	85	S		A	A	X	X						Mi	Mo		Mi	C+	B-	F	C+	woodpecker; old fire damage; mostly epicormic growth; small leaves
24	*Quercus lobata*	33.6		25	30	10	28	34	50	S		A	S		X						Mo	Mi		Mi	B-	C	A	C+	lots of breakage; old fire damage
25	*Quercus lobata*	9.9		20	8	5	5	9	50	S		A	S		X						Mo	Mi		Mi	B	C	A	C+	all epicormic; old fire damage, extensive galls

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
26	*Quercus lobata*	9.8		20	27	0	2	4	50	S		A	S		X						Mo	Mi		Mi	C+	C	A	C+	bows east; all epicormic; old fire damage; 7.2" dead oak between 26 & 27
27	*Quercus lobata*	11.1		20	28	0	3	2	50	S		A	S		X						Mo	Mi		Mi	B-	C	A	C+	bows east; all epicormic; old fire damage
28	*Quercus lobata*	11.8		20	3	28	0	0	50	S		A	S		X						Mo	Mi		Mi	B-	C	A	C+	bows east; all epicormic; old fire damage
29	*Quercus lobata*	12.1		30	17	9	6	16	75	S		A	A		X						Mi	Mi	X	Mi	B	B	A	B	bows east; old fire damage
30	*Quercus lobata*	34.8		35	28	27	28	15	80	S		A	A	X	X	X					Mi	Mi		Mi	A-	B	A	A-	galls; old fire damage
31	*Quercus lobata*	9, 15.3		30	18	23	27	13	80	S		A	S		X						Mi	Mi		Mi	B	B-	A	B-	old fire damage; galls
32	*Quercus lobata*	26.7		35	22	24	33	23	80	S		A	A		X	X					Mi	Mi		Mi	A-	B+	A	B+	burrow at base; old fire damage
33	*Quercus lobata*	29.5		30	25	30	30	27	90	F		A	D		X						Mi	Mi		Mi	A	B+	E	A-	scaffold codoms with included bark; branches arch to ground
34	*Quercus lobata*	18.8		35	16	18	17	16	70	S		A	S		X	X					Mo	Mo		Mi	C+	C	A	C	old #4 in Richard Johnson OTR; old fire damage; good recovery

Tag Number	Botanical Name	DBH(s)	Heritage	Height	N	E	S	W	% Canopy Cover	Terrain Flat \ Slope	Lean	Wound Wood Dev. (P,A,E)	Foliage Density	Codominant Trunks/Stems	Epicormic Growth	Cavities Trunk / Branch	Fungus	Cankers	Exudations	Mechanical Damage	Fire Damage (New or Old)	Dieback (Mi,Mo,Ex)	Shaded Out	Pest / Disease	Health	Structure	Vigor (E,A,F,P)	Overall	Comments
35	*Quercus lobata* x *douglasii*	9.7		16	18	24	13	15	90	S		A	A								Mi	Mi	X	Mi	B+	B	A	B	shaded by #5; sapsucker damage
36	*Quercus lobata*	6, 6.3		20	8	8	10	6	40	S		A	S	X	X						Mo	Mo			C	C	F	C	

DBH = diameter of the trunk or trunks at breast height (4.5 feet from grade)
Canopy compass directions are recorded in feet and are approximate
C/g = canopy to grade measurement in feet
Wound wood development – P = Poor, A = Average, E = Excellent
Foliage Density – D = Dense, A = Average, S = Sparse
Age Class – Y = Young, SM = Semi-mature, M = Mature, OM = Over-mature
Dieback – Mi = Minor, MO = Moderate, Ex = Extensive
Pest/Disease – Mi = Minor, Mo = Moderate, Ex = Extensive
Health & Structure Grades – Definitions are at the end of this report.
Vigor – P=poor, F=fair, A=average, E=excellent
OTR = Oak Tree Report

APPENDIX II – DEAD OAK TREE INVENTORY TABLE

DEAD OAK TREE INVENTORY TABLE

Tag No.	Common Name	Botanical Name	DBH(s) (inches)	Heritage	Comments
2	hybrid valley oak	*Quercus lobata* x *douglasii*	N/A		fallen dead
3	valley oak	*Quercus lobata*	29		fallen dead
7	valley oak	*Quercus lobata*	14.5		fallen dead
14	hybrid valley oak	*Quercus lobata* x *douglasii*	10		fallen dead
16	valley oak	*Quercus lobata*	12.5		fallen dead
22	valley oak	*Quercus lobata*	N/A		snag/broken dead

APPENDIX III – OAK TREE PHOTOGRAPHS

OAK TREE PHOTOGRAPHS

Tree No.9

Tree No.10

Tree No.11

Tree No.12

Tree No.14

Tree No.15

Tree No.16

Tree No.18

Tree No.19

Tree No.22

Tree No.23

Tree No.24

Tree No.25

Tree No.28

Tree No.30

Tree No.31

Tree No.32

Tree No.33

Tree No.34

Tree No.37

Tree No.38

Tree No.41

Tree No.89

Tree No.102

Tree No.103

Trees No.112(L) & 113(R)

Tree No.115

Tree No.116

Tree No.117

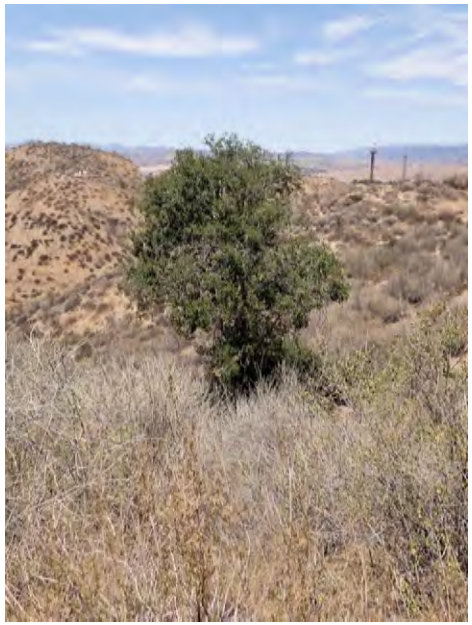
Tree No.120 (PHOTO: 2017)

Tree No.125 (PHOTO: 2019)

Tree No.125 (PHOTO: 2017)

Tree No.129 (PHOTO: 2017)

Tree No.131 (Photo: 2017)



Tree No.141

Tree No.163

Tree No.164

Tree No.168

Tree No. 170

Tree No.172

Tree No.173

Tree No. 9501

Tree No.9502

Tree No.9503

Tree No.9504 (L)

Tree No.9505

Tree No.9506

Tree No.9507

Tree No.9508

APPENDIX IV –
COUNTY OF LOS ANGELES OAK TREE MANAGEMENT & PRESERVATION GUIDELINES

COUNTY OF LOS ANGELES OAK TREE MANAGEMENT & PRESERVATION GUIDELINES

An important component of oak tree management and preservation relates to the management of the preserved and newly-planted mitigation trees during construction and after the development is in place. Oak trees are sensitive to changes in their environment and improper irrigation, soil compaction and/or disturbances to the roots can result in the decline in health and eventual loss of the tree. The following guidelines are recommended to successfully maintain preserved and mitigation trees during and after project implementation.

- Irrigation - Established oaks are adapted to xeric (dry) conditions and do not need summer water at all. However, turf areas associated with landscaping do require frequent irrigation. Excessive dry season irrigation within the drip line of existing trees will promote the growth of Oak Root Fungus (*Armillaria mellea*). This fungus occurs naturally and grows more rapidly under wet conditions, such as during the winter months. Under normal conditions, the subsequent dry season keeps the fungus under control. Moisture around the base of the tree in the warm summer season not only allows the fungus to survive, but the combination of warmth and extra moisture fosters fungus growth. Prolonged fungus attack promotes oak tree decline and eventual death. Supplemental irrigation should only be considered during periods of prolonged drought. Therefore, turf areas and associated irrigation systems should be planned so as not to encroach within the dripline of an existing oak tree. Water should never be allowed to spray onto, or pond around, the trunk of an oak tree. Oak leaf litter should be allowed to accumulate in the area directly under a protected tree. Moisture meters should be used to gage irrigation cycles; deep, infrequent irrigation is best for trees. Irrigation should penetrate to a minimum of 12 inches during a deep watering cycle.
- Establishment irrigation - Young oak trees often need initial irrigation to establish successfully after planting. Irrigation for replacement trees shall follow the schedule described by the Arborist of Record.
- Fencing - As previously indicated, the area surrounding the dripline of established trees shall be fenced for the duration of construction. Except for approved encroachment trees, fencing shall be no closer than 5 feet to the outer drip line boundary or 15 feet to the trunk of any protected tree, whichever is greater. (Given the nature of the current land use, the County Forester may allow for modification of the fencing requirement.)
- Drainage - Natural drainage courses and natural grades around existing oak trees should not be altered. Surface runoff from adjacent areas shall be directed away from preservation areas and shall not increase runoff to those areas. Water shall not be allowed to pond or accumulate within the drip line of any oak tree
- Pruning - Existing oak trees shall not be pruned, except as necessary for public health and safety. Pruning of live tissue over two inches (2") in diameter requires an Oak Tree Permit. Removal of dead wood is exempt from the requirement to obtain a permit. Pruning should always serve a specific purpose; oaks do not need routine pruning every year or two for “crown cleaning or lacing.”
- Fuel Modification - All fuel modification requirements such as selective clearing, pruning, and wet zones shall be limited within the drip line of any individual oak tree
- Weed Control - Use of soil sterilizers shall be prohibited under and around existing oak trees. Sterilizers may leach into the root system and kill the tree. Use of pre-emergent weed killers shall be prohibited within 100 feet of any individual oak tree or within a natural drainage that seasonally irrigates oak trees
- Vegetation Near Existing Oaks – Where applicable, all cut and fill slopes adjacent to the existing oak trees shall be vegetated with native species that require little water to become established and little or no irrigation once established. Landscaping under oaks is not recommended, except as outlined in *Compatible Plants under and Around Oaks*.
- Other Considerations - Dust that accumulates on the foliage of the preserved oak tree due to nearby construction should be periodically hosed-off as recommended by the project's consulting arborist.

- Regular visual assessment – trees should be regularly inspected by a qualified arborist. Risk assessments, structural pruning, support mechanisms, or removal may be warranted for trees that exhibit signs of structural defects adjacent to areas where targets are present. Trees with a "C" grade for "Health" and / or "Structure" generally exhibit characteristics that should be routinely monitored.
- Mulch – mulch or bark chips are beneficial for reducing compaction and moderating soil temperature under trees. Also, mulch provides nutrients to the soil as it breaks down.

Insert Pocket for full size
OAK TREE IMPACT EXHIBIT & PROTECTION PLAN

Color Copy
24” X 36” (7 SHEETS)