Revised Draft SEIR Appendix 2

Mitigation Monitoring and Reporting Plan

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

---

[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

---

[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 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
SP-4.6-15: Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarix* sp.), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly Endangered or Threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. • Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-16: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be	This measure applies only to the extent mitigation banking is conducted as part of Entrada South Planning Area activities. If	Prior to Approval of Mitigation Banking Program, approval of Oak Tree Permit, and prior to grading	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
subject to approval of plans by the County Forester.	mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Entrada South Planning Area. No additional action or reporting is required pursuant to the measure.			
SP-4.6-26a: Two types of habitat restoration may occur in the High Country SMA: (1) riparian revegetation activities principally in Salt Creek Canyon; and (2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs. • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures SP-4.6-1 through SP-4.6-11 and SP-4.6-13 through SP-4.6-16, above. • Mitigation requirements for oak tree replacement are	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-22 ensure compliance with this measure by requiring mitigation plan approval and Oak Resource Management Plan approval (see note above). No additional reporting is required pursuant to this	Approval of Revegetation Plans	Landowner	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
set forth in Mitigation Measure SP-4.6-48, below.	measure.			
SP-4.6-27: Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b) 4. Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.	This measure applies only to the extent the project conducts enhancement activities for riparian habitat in the High Country SMA. Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	During Enhancement Activities	Landowner/CNLM	• CDFW • LACDRP
SP-4.6-28: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	This measure applies only to the extent mitigation banking is conducted as part of Entrada South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Entrada South Planning Area. No additional reporting is required pursuant to this measure.			
SP-4.6-43: Suitable portions of *Open Area* may be used for mitigation of riparian, *oak resources*, or elderberry scrub. Mitigation activities within *Open Area* shall be subject to the following requirements, as applicable. • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking—Mitigation Measure 4.6-16.	To the extent the project provides mitigation located in designated Open Area, measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 will ensure compliance with this measure by requiring mitigation plan approval, mitigation site approval and reporting of mitigation implementation. If mitigation banking is conducted, measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP-SCP-BIO-22 (for oak trees) will ensure	During Mitigation	Manager of Open Area	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.			
SP-4.6-47a: Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the *Open Area land use designations*, subject to the following requirements: • Mitigation banking activities for riparian habitats will be subject to State and Federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48, below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester	This measure applies only to the extent mitigation banking is conducted as part of Entrada South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Entrada South Planning Area. No additional reporting is required pursuant to this	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure.			
SP-4.6-48: Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): • To mitigate the impacts to oak resources that may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance.	To the extent the project provides oak resource mitigation located in designated Open Area or the High Country SMA, measures RMDP/SCP-BIO-22 (for oak trees) or RMDP/SCP-BIO-88 (for mainland cherry or black walnut trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Prior to Final Subdivision Map Recordation	Applicant	• LA County Forester

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-55: Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent Federal and State agencies and the Specific Plan shall conform to the specific provisions of said permits. Performance criteria shall include that described in Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27, 4.6-28, and 4.6-42 through 4.6-48 for other sensitive habitats. *(The measure applies to the Entrada South Project without change, except that the reference to the Specific Plan should be read as referring to the Entrada South Planning Area.)*	Compliance with the requirement to obtain permits will be documented by providing copies of permits authorizing impacts to jurisdictional waters. Compliance with the performance criteria required by this measure will be ensured through Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12, which require mitigation plan approval, mitigation site approval and reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	Prior to Grading	Applicant	• Corps • CDFW
SP-4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Compliance with this measure will be verified through County approval of building plans for the Entrada South Planning Area. No additional reporting is required	Prior to Issuance of Building Permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	pursuant to this measure.			
SP-4.6-58: To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board. *(This measure applies to the Entrada South Project , except that the reference to the Specific Plan does not apply.)*	Compliance with this measure will be documented by providing the County with copies of annual reports required by any Regional Board NPDES permit and/or waste discharge requirements obtained for the Entrada South Planning Area.	Prior to Issuance of Grading Permit(s)	Project Engineer	• LACDPW
SP-4.6-62: When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed.	Compliance with this measure will be documented by providing copies of any required approvals for changes to an approved oak tree permit.	Prior to Issuance of Grading Permit(s)	Applicant	• LA County Forester
SP-4.6-63: Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and reporting of mitigation implementation (see note above). No	As specified in BIO-1	Applicant	• Corps • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-1: Mitigation Measures SP-4.6-1 through SP-4.6-16 specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (SP-4.6-1 through SP-4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see BIO-2). However, the CMIP does not identify mitigation actions specifically for impacts to waters of the United States. But since these waters are a subset of CDFG jurisdiction, the necessary Corps mitigation requirements would be met or exceeded. Detailed riparian/wetland mitigation plans, in accordance with the CMIP, shall be submitted to, and are subject to the approval of, the Corps and CDFG as part of the subnotification letters for individual projects. Individual project submittals shall include applicable CMIP elements, complying with the requirements outlined below. The detailed wetlands mitigation plan shall specify, at a minimum, the following: (1) the location of mitigation sites; (2) site preparation, including grading, soils preparation, irrigation installation, (2a) the quantity (seed or nursery stock) and species of plants to be planted (all species to be native to region); (3) detailed procedures for creating	The mitigation plans required by this measure will be reviewed and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
additional vegetation communities; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/restoration area; (6) a list of criteria by which to measure success of the mitigation sites (e.g., percent cover and richness of native species, percent survivorship, establishment of self-sustaining native of plantings, maximum allowable percent of non-native species); (7) measures to exclude unauthorized entry into the creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. The detailed wetlands mitigation plans shall also classify the biological value (as "high," "moderate," or "low") of the vegetation communities to be disturbed as defined in these conditions, or may be based on an agency-approved method (e.g., Hybrid Assessment of Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under BIO-2 and BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and BIO-2 and BIO-10 describe the replacement ratios for the habitats that will be impacted. *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: approval of mitigation plans will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process*				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
referenced in the measure. Newhall shall record a conservation easement or declaration of restrictive covenants, in a form approved by CDFW, over all areas within the RMDP identified in the CMIP as providing mitigation for Project impacts prior to Project ground-disturbing activities, if not already recorded pursuant to the State-certified EIR and related approvals.)				
RMDP/SCP-BIO-2: The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by creating habitats of similar functions and values/services (see BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR) on the Project Site, or as allowed under Mitigation Measure BIO-10. a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the *Mitigation Plan for Impacts to Waters of the United States* included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (*i.e.*, an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual	The mitigation ratios required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Prior to impacts within Corps jurisdiction	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts. These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b. b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the subnotification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below: • If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio. • If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 13. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become established and mature. • If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 0.5:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.) • If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.) • Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
proposed for construction, consistent with the subnotification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria: – If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance. – If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance,				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only). *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation ratios will be applied when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. Mitigation sites may be located within the Entrada South Planning Area and/or within the larger RMDP/SCP area, subject to the site approval process described in Mitigation Measure RMDP/SCP-BIO-3. Table number corresponds to the numbering in the Entrada South Bio Report.)*				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-3: Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to jurisdictional areas or in areas where bank stabilization would occur. Locations where the excavation of uplands for bank protection/stabilization results in creation of new, unvegetated creek bed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may occur at locations outside the riverbed where there are appropriate hydrologic conditions to create a self-sustaining riparian vegetation community and where upland and riparian vegetation community values are absent or very low. All sites shall contain suitable hydrological conditions and surrounding land uses to ensure a self-sustaining functioning riparian vegetation community. Candidate restoration sites shall be described in the annual mitigation status report (see BIO-12). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the subnotification letters submitted for individual projects. Status of the sites will be addressed through agency review of the annual mitigation status report and mitigation accounting form agency review. Each mitigation plan will include acreages, maps and site-specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses. *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation site approval will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process*	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
referenced in the measure. The mitigation accounting form referenced in the measure is not required.)				
RMDP/SCP-BIO-4: Replacement vegetation communities shall be designed to replace the functions and values of the vegetation communities being removed. The replacement vegetation communities shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation communities (see Table 14 for example of recommended plant species for the River Corridor SMA and tributaries). In addition, the replacement vegetation communities shall be designed to replicate the density and structure of the affected vegetation communities once the replacement vegetation communities have met the mitigation success criteria. *(Table number corresponds to the numbering in the Entrada South Bio Report.* [**Table 14**, Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries, is provided on page 152 of this MMRP.])	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-5: Average plant spacing shall be determined based on an analysis of vegetation communities to be replaced. The applicant shall develop plant spacing specifications for all riparian vegetation communities to be restored. Plant spacing specifications shall be reviewed and approved by the Corps and CDFG when restoration plans are submitted to the agencies as part of the subnotification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form.	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: restoration plans will be reviewed and approved when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)	Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			
RMDP/SCP-BIO-6: The revegetation site will be considered "complete" upon meeting all of the following success criteria. In a subnotification letter, the applicant may request modification of success criteria on a project by project basis. Acceptance of such request will be at the discretion of CDFG and the Corps. 1. Regardless of the date of initial planting, any restoration site must have been without active manipulation by irrigation, planting, or seeding for a minimum of three years prior to Agency consideration of successful completion. 2. The percent cover and species richness of native vegetation shall be evaluated based on local reference sites established by CDFG and the Corps for the plant communities in the impacted areas. 3. Native shrubs and trees shall have at least 80% survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment. 4. Non-native species cover will be no more than 5% absolute cover through the term of the restoration. 5. Giant reed (*Arundo donax*), tamarisk (*Tamarix ramosissima*), perennial pepperweed (*Lepidium latifolium*), tree of heaven (*Ailanthus altissimus*),	The criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	From plan implementation through Corps/CDFW acceptance as complete	Applicant	• Corps • CDFW • LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
pampas grass (*Cortaderia selloana*) and any species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval. 6. Using the HARC assessment methodology, the compensatory mitigation site shall meet or exceed the baseline functional scores of the impact area in Corps' jurisdictional waters, as described in the Conceptual Mitigation Plan for Waters of the United States. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: modification of success criteria may occur when the Applicant obtain permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. In addition, the HARC assessment may be replaced by another agency-approved method.)*				
RMDP/SCP-BIO-7: If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria provided for in BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy (ies) to meet success requirements. This may include restoration elsewhere in the River Corridor or tributaries.	Status of mitigation sites and any replanting required pursuant to this measure will be reported in the annual mitigation monitoring reports required by Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-8: Temporary irrigation shall be installed	Temporary irrigation will	Until success criteria	Applicant	• Corps

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self-sustaining regarding survivorship and growth. Irrigation shall be terminated in the fall to provide the least stress to plants.	be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	are met		• CDFW • LACDRP
RMDP/SCP-BIO-9: In areas where invasive exotic plant species control is authorized by CDFG in lieu of other riparian habitat mitigation (BIO-2), removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.	If exotic plant control is performed as mitigation, it will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the	Continuing for five years after initial treatment	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.			
RMDP/SCP-BIO-10: The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final Environmental Impact Report, dated February 2006, or the applicant may propose alternative methods and procedures for Corps and CDFG review and approval. Exotic plant species control will be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual mitigation status report and mitigation accounting form. If "in-lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the status of exotic vegetation treatment.	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-12: An annual monitoring report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in BIO-6. This report shall include any required plans for plant spacing, locations of candidate restoration and weed	Compliance with this measure will be documented by submitting copies of the annual mitigation	By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and	Applicant	• Corps • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
control sites or proposed "in-lieu fees," restoration methods, and vegetation community restoration performance standards. For active vegetation community creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation, bare areas, and exotic vegetation; an accounting of colonization by native plants; and photographs. The report shall also include the mitigation account form (see BIO-11), which outlines account information related to species planted or exotics control and mitigation credit remaining. The annual mitigation and monitoring report shall document the current functional capacity of the compensatory mitigation site using the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: The functional assessment of the compensatory mitigation site may use a method other than the HARC assessment methodology, subject to the approval of the Corps and CDFW. The mitigation account form referenced in this measure is not required because the Entrada South Planning Area will not utilize or require any permits issued for the RMDP.)*	monitoring reports to the County.	continuing for the life of the permit or until all credits have been used up for individual projects and success criteria are met		
RMDP/SCP-BIO-13: The mitigation program shall incorporate applicable principles in the interagency	This measure applies only if the applicant sells	Until success criteria	Applicant	• Corps

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605–58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the Section 404 or Section 2081 Permit or Section 1605 agreement shall preclude the Applicant from selling mitigation credits to other parties wishing to use those permits or that agreement for a project and/or maintenance activity included in the permits/agreement.	mitigation credits to other parties. If credits are sold, CDFW and/or the Corps will approve the accounting and administration procedures at the time of mitigation approval. No additional reporting is required pursuant to this measure.	are met		• CDFW • LACDRP
RMDP/SCP-BIO-15: All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in BIO-6. In addition, the growth and survival of the planted trees shall be monitored until they meet the self-sustaining success criteria in accordance with the methods and reporting procedures specified in BIO-6, BIO-11, and BIO-12. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with Mitigation Measure RMDP/SCP-BIO-11 is not required because the Entrada South Planning Area will not utilize or require any permits issued for the RMDP.)*	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-16: Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored on the Project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top six- to 12-inch-deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the Project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the Project biologist to be inadequate for successful habitat establishment, the site shall be revegetated in accordance with the methods designed for permanent impacts (i.e., seeding, container plants, and/or a temporary irrigation system may be recommended). This will help ensure the success of mitigation areas. The Applicant shall restore the temporary construction area per the success criteria and ratios described in BIO-1, BIO-2, and BIO-6. Annual monitoring reports on the status of the recovery or temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (BIO-11 and BIO-12). *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with Mitigation Measure RMDP/SCP-BIO-11 is not required*	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
because the Entrada South Planning Area will not utilize or require any permits issued for the RMDP.)				
RMDP/SCP-BIO-20: Approximately 1,900 acres of coastal scrub shall be preserved on The Project Site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (BIO-1) using a "rough step" land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to BIO-21 will be implemented for coastal scrub restoration. *(This mitigation measure applies to the Entrada South Planning Area with the following exceptions and/or changes: approximately 178.6 acres of coastal scrub shall be preserved on lands identified in the CMIP to offset impacts to coastal scrub associated with development of the Entrada South Planning Area.)*	The 178.6 acres of coastal scrub required to be preserved by this measure may be preserved initially through a project-specific offer of dedication or as part of a larger offer of dedication that includes lands preserved to offset RMDP impacts.	Upon recordation of tract map, unless previously recorded as part of another Newhall Ranch RMDP/SCP-related project or land dedication	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-21: Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to BIO-20. Eight areas were identified	If coastal scrub restoration is required pursuant to Mitigation	Beginning five years after dedication, if functional value of	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in the Draft Newhall Ranch Mitigation Feasibility Report in the High Country SMA, Salt Creek area, and River Corridor SMA (Dudek 2007A) for coastal scrub restoration. In the event that coastal scrub restoration is required pursuant to BIO-20, the applicant shall develop a Coastal Scrub Restoration Plan, subject to the approval of CDFG. The plan shall specify, at a minimum, the following: (1) the location of mitigation sites to be selected from suitable mitigation land in the High Country and Salt Creek areas identified in the Feasibility Study; (2) a description of "target" vegetation (native shrubland) to include estimated cover and abundance of native shrubs; (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (*e.g.*, seed, potted nursery stock, etc. collected from within five miles of the restoration site), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/ enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are	Measure RMDP/SCP-BIO-20 for all or part of the 178.6 acres of coastal scrub preserved as mitigation for Entrada South Planning Area impacts, the Coastal Scrub Restoration Plan and annual reports required by this measure will be submitted to CDFW. If coastal scrub restoration is not required pursuant to Mitigation Measure RMDP/SCP-BIO-20, no further action will be required pursuant to this measure.	burned habitat has not recovered by that time, and continuing until success criteria are met.		

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
not successful. Habitat restoration/enhancement will be judged successful when: (1) percent cover and species richness of native species reach 50% of cover and species richness at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning. Monitoring reports will describe all restoration/enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe vegetation survival or establishment in quantitative terms.				
RMDP/SCP-BIO-22: a. Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (BIO-22b) and the additional measures required by this EIS/EIR (BIO-2 for woodlands in jurisdictional streambeds and BIO-22c and BIO-22d for upland areas). The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a	The Oak Resource Management Plan required by this measure has been prepared and approved by CDFW and the County of Los Angeles. No further action is required regarding the Plan. The applicant will implement oak tree mitigation as required by the Plan and this measure to offset impacts to oak trees within the Entrada South	Prior to final map recordation	Applicant	• LACDRP • CDFW • LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
description of proposed cover and number of native trees, shrubs, and grasses per acre to be established. This description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, *etc.*; (8) a schedule and action plan to maintain and monitor the enhancement/restoration areas to include, at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in BIO-22b and	Planning Area.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat improvement/restoration efforts do not meet the success criteria stated in the plan. b. To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as "any oak tree measuring 36 inches or more in diameter") will be replaced at a ratio of 10:1. Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to the following standards: 1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester. 2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality occurs within that period. 3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the standards outlined herein. 4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met. c. In addition to the CLAOTO requirements (BIO-22b), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above. Additional replacement ratios are provided in Table 15. d. Newhall will mitigate lost oak woodlands occurring on upland sites (i.e., outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage. For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site.				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (BIO-22b). General performance standards for woodland creation or enhancement sites include the following: 1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to evaluation for successful completion. 2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan. 3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the "target" woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in Table 16. 4. Non-native grass cover shall not exceed the "target" woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined. *(Table number corresponds to the numbering in the Entrada South Bio Report.* [**Table 15**, Additional BIO-22c Oak Tree Replacement Ratios, and **Table 16**, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, are provided on page 153 of this MMRP.])				
RMDP/SCP-BIO-23: A final Spineflower Conservation Plan (SCP) shall be adopted and implemented after approval by CDFG, including the permanent dedication of preserves (see draft in Appendix 1.0). The proposed spineflower preserve areas shall be offered to CDFG as a permanent conservation easement within one year after issuance of the requested 2081 Permit to ensure long-term protection. The conservation easement shall be to CDFG and contain appropriate funding and restrictions to help ensure that the spineflower preserve lands are protected in perpetuity. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to preserve management and funding requirements of the approved SCP and spineflower ITP for the Entrada South preserve.)*	CDFW approval and adoption of the SCP and permanent protection of the spineflower preserves, including the Entrada South spineflower preserve, have been completed. Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation. No additional reporting is required pursuant to this	Prior to spineflower impact on-site resulting from Project activities until management responsibility transferred to NLMO	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure.			
RMDP/SCP-BIO-24: The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/NLMO(s) for approval by CDFG. Newhall Land will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Adoption and CDFW approval of the SCP, and permanent protection of the SCP spineflower preserves, have been completed. Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation. No additional reporting is required pursuant to this measure.	In conjunction with the Compliance Verification Notice (CVN) reviewed and approved by CDFW	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-25: Disturbed portions (i.e., agricultural lands, disturbed lands, and developed lands) of the spineflower preserves, including buffers, will be restored through revegetation with native plant communities. In summary, areas that have greater than 30% relative cover by weeds will be restored to have relative cover comparable to that of existing occupied spineflower habitat. Habitat restoration and enhancement plans (including restoration plans) for areas within the preserves shall be prepared at the direction of the preserve manager by a qualified biologist and submitted to the County and	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance	Prior to spineflower impact on-site resulting from Entrada South Planning Area activities until success criteria are met	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CDFG for approval prior to implementation. In addition, Cal-IPC List A and B plants that are present within the spineflower preserve will be controlled. Restoration and enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	documentation.			
RMDP/SCP-BIO-26: In the event that a spineflower preserve, or buffer, or a portion of a spineflower preserve, or buffer burns in a wildfire or suffers from mass movements (e.g., landslides, slope sloughing, or other geologic events), the spineflower preserve manager and Newhall Land shall promptly review the site and determine what action, if any, should be taken. The primary anticipated post-fire spineflower preserve management activity involves monitoring the site and controlling annual weeds that may invade burned areas following a fire event, especially when such weeds (that were not previously present or not present in similar densities) exceed the 30% maximum threshold (see BIO-25). If fire-control lines or other forms of bulldozer damage occur in the spineflower preserves, these areas will be repaired and revegetated to pre-burn conditions or better. An emergency fire response plan will be prepared (in accordance with Mitigation Measure SP-4.6-72) prior to the establishment of the spineflower preserves and approved by CDFG and Los Angeles County Fire Department. The preserve manager will contact the LACFD at least once every five years to review the plan	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	In perpetuity	Applicant	• CDFW • LACFD • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and consult with them on implementation of the plan. The same methods will be applied to mass-movement, landslide, or slope-sloughing types of events. This measure shall be implemented in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*				
RMDP/SCP-BIO-27: Spineflower preserve temporary fencing shall be shown on construction plans and installed prior to initiating construction clearing and grubbing activities within 500 feet of spineflower preserves, including the buffers. The spineflower preserve manager or a qualified biologist shall monitor fence installation. Clearing for fence installation shall be minimized to what is necessary to install the fence and, where possible, shall leave the roots of native plants in place to allow regrowth. As necessary, native vegetation will be restored and weed management will be performed following fence installation to ensure temporarily cleared native plant areas do not become weed dominated after installation. General Project clearing and grubbing within 500 feet of the fence may commence upon verification by the spineflower preserve manager or the qualified biologist that protective fencing is in place and is adequate. Appropriate BMPs shall be installed at the edge of development manufactured slopes when the spineflower preserve is within 500 feet and down-slope of proposed development. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	During grading/ construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
South spineflower preserve.)				
RMDP/SCP-BIO-28: Construction documents shall indicate that the grading contractor is responsible for protecting spineflower preserves during construction work. The construction documents shall indicate that the contractor is responsible for informing all employees and subcontractors of the environmentally sensitive areas and the proper conduct of work when working near (e.g., within 500 feet) of these areas. The construction documents shall require a pre-construction meeting to perform an "environmental education session" with the grading contractor/contractor's employees, subcontractors, and equipment operators prior to commencing construction work within 500 feet of the spineflower preserves. The environmental education session shall be conducted by the spineflower preserve manager or a qualified biologist and focus on informing workers of the location and sensitivity of the spineflower and the requirements for protecting it. The construction documents shall indicate that the grading contractor shall be responsible for mitigating any impacts to spineflower preserves due to the negligence of the grading contractor/contractor's employees, subcontractors, or equipment operators. If accidental trespass into a spineflower preserve occurs during construction, the violation shall be documented by the preserve manager and immediately reported to CDFG. Follow-up action will be taken in accordance with the Section 2081 of the Fish and Game Code, Incidental Take Permit issued by CDFG. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to commencement of grading within 500 feet of spineflower preserve	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
South spineflower preserve.)				
RMDP/SCP-BIO-29: Construction plans shall include necessary design features and construction notes to demonstrate consistency of development in the vicinity of spineflower preserves with the Spineflower Conservation Plan (SCP). In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include minimum BMPs. Together, the implementation of these requirements shall ensure that spineflower preserve populations are protected during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP and noted on construction plans, where appropriate, to avoid impacting spineflower preserves during construction: • Avoid planting or seeding invasive species in development areas during construction phases; • Do not use erosion control devices that may contain weeds, such as hay bales, etc., within 200 feet of spineflower preserves or anywhere upstream of spineflower preserves; • Do not windrow or stockpile soil within 200 feet of spineflower preserve boundaries or anywhere upstream of spineflower preserves; • Do not locate staging areas, maintenance, or concrete washout areas within 500 feet (unless otherwise authorized by CDFG, and no closer than 200 feet in any instance), where adjacent to or anywhere upstream of spineflower preserves; • Do not store toxic compounds, including fuel, oil,	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
lubricants, paints, release agents, or any other construction materials that could damage spineflower habitat if spilled near spineflower preserve areas, or anywhere upstream of spineflower preserves, or along spineflower preserve boundaries; • Provide location and details for any fencing for temporary and permanent access control along preserve boundaries (per BIO-31 for temporary fencing and BIO-36 for permanent fencing); • Provide location and details for any dust control fencing along preserve boundaries (per BIO-32); and • Provide location and details for any stormwater run-on controls/BMPs coming from development area to spineflower preserve (per BIO-38 and BIO-39). *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*				
RMDP/SCP-BIO-30: The spineflower preserve manager or qualified biologist shall review construction plans and specifications, SWPPP, and, where appropriate, erosion control plans and implementation of SCAQMD Rule 403d dust control measures (SCAQMD 2005) prior to construction within 500 feet of spineflower preserves for compliance with the Spineflower Conservation Plan and associated permits and Project-related environmental documents. A copy of the SWPPP and associated monitoring reports will be provided to CDFG. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to construction within 500 feet of spineflower preserves	Preserve Manage	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-31: Spineflower preserves shall be protected prior to clearing and during construction with temporary construction fencing as described in BIO-27. Openings shall be included in the fence when located within wildlife corridors and vegetation community connectivity areas to allow for the safe passage of wildlife. The spineflower preserve manager or a qualified biologist shall indicate the location and width of each of these openings. The fencing shall be three-strand non-barbed wire fence or bright orange U.V. stabilized polyethylene construction "snow" fencing, attached to metal T-posts that extend at least four feet above grade or equivalent. Protective fencing shall be maintained in good condition until completion of Project construction. Where construction activities occur within 500 feet of a spineflower preserve, the spineflower preserve manager or qualified biologist shall review fencing weekly during construction monitoring visits and note any fencing that is in need of repair. Repairs shall be completed within three working days of notification by the spineflower preserve manager or qualified biologist. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to grading until completion of construction	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-32: Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation within the spineflower preserve areas. Dust control shall be implemented during construction in compliance with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of a spineflower location, chemical dust suppression shall not be utilized. Where determined	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in	Prior to and during grading	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
necessary by the spineflower preserve manager or qualified biologist, a screening fence (i.e., a six-foot high chain link fence with green fabric up to a height of five feet) shall be installed to protect spineflower locations. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-33: The spineflower preserve manager or qualified biologist shall perform weekly construction monitoring for all construction activities within 500 feet of spineflower preserve areas. The spineflower preserve manager's or qualified biologist's construction monitoring tasks shall include reviewing and approving protective fencing, dust control measures, and erosion control devices before construction work begins; conducting a contractor education session at the preconstruction meeting; reviewing the site weekly (minimum) during construction to ensure the fencing, dust control, and BMP measures are in place and functioning correctly and that work is not directly or indirectly impacting spineflower plants; and quarterly monitoring shall be initiated for Argentine ants along the construction–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or	Protection and management of the Entrada South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	During construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Each site visit shall be followed up with a summary monitoring report sent electronically to Newhall Land indicating the status of the site. Monthly monitoring reports, as needed, shall be submitted to CDFG and the County of Los Angeles. Monitoring reports shall include remedial recommendations and issue resolution discussions when necessary. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*				
RMDP/SCP-BIO-34: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of a spineflower preserve shall be reviewed and approved within 30 days by the spineflower preserve manager or qualified biologist and CDFG to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the spineflower preserve and buffer areas. Container plants to be installed within public areas within 200 feet of the spineflower preserves shall be inspected by the spineflower preserve manager or qualified biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, for public areas within 200 feet of spineflower preserves, landscape plants shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental	Compliance with the measure will be implemented and monitored through the SCP compliance verification process and documented in the SCP annual work plan.	Prior to installation of landscaping in the specified areas	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (http://www.cal-ipc.org/ip/inventory/index.php). *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.)*				
RMDP/SCP-BIO-35: All portions of the spineflower preserves shall be closed, with the exception of pre-identified existing dirt roads and utility easements. The pre-identified existing dirt roads and utility easement access roads shall function as access routes for the spineflower preserve manager, spineflower preserve maintenance personnel, utility personnel, and emergency services vehicles only (e.g., police, fire, and medical). No other vehicle or foot traffic, including nature or recreational trails, will be permitted in the preserve, including the buffer. The dirt roads shall be gated and locked at the outside edges of the buffer zone. Signs discouraging unauthorized access shall be posted. The only persons or entities issued gate keys shall be the spineflower preserve managers and their employees, easement holding utility companies, emergency services, Newhall Land, and CDFG. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-36: Fencing shall be installed along the outside edge of the spineflower preserve and buffer areas adjacent to proposed developments, parks, golf courses, or other “active land uses” to prevent unauthorized	Protection and management of the Entrada South spineflower preserve is	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
access. Specific areas that are adequately protected by steep terrain (1.5:1 or steeper) and/or dense vegetation may not require fencing but would require signage. The determination of the need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors. Fencing must extend a minimum of four feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or similar. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-37: Outdoor all-weather signs measuring approximately 12 by 16 inches shall be posted on all spineflower preserve access gates and along spineflower preserve fencing at approximately 800 feet on center, except adjacent to road crossings, where signs will be posted. The placement will take topography into account, emphasizing placement on ridgelines where signs will be visible to emergency fire personnel and	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
others. Signs shall state in English and Spanish that the area is a biological preserve that hosts a state-listed endangered and federal candidate plant species and that trespassing is prohibited (in accordance with Mitigation Measure SP-4.6-68). Signs shall indicate that fuel modification and management work is not allowed within the spineflower preserve (including buffer areas). The signage shall state that people who do not abide by these rules or who damage the protected species will be subject to prosecution, including fines and/or imprisonment. All signage shall include emergency contact information and shall be reviewed and approved by the spineflower preserve manager or qualified biologist. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-38: Storm drain outfalls from proposed development areas shall only be installed uphill from spineflower preserve areas where necessary to retain pre-construction hydrological conditions within the spineflower preserves, sustain existing riparian and wetland vegetation communities, and/or allow for the restoration of currently disturbed areas to native riparian/alluvial vegetation communities. When located in a spineflower preserve area, storm drains must meet the following criteria: • Storm drains must not impact spineflower either directly or indirectly, and • Under no circumstances shall storm drains daylight onto steeply sloped areas or other areas that would cause erosion.	Protection and management of the Entrada South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)				
RMDP/SCP-BIO-39: Any surface water entering a spineflower preserve area from development areas during construction is required to pass through BMP measures, which will be described in the SWPPP. Storm drain outlets must contain hydrologic controls (e.g., adequate energy dissipaters) to prevent downstream erosion and stream channel down-cutting. Additionally, storm drain outlets must be designed based on pre- and post-construction hydrological studies (in accordance with Mitigation Measure SP-4.6-69). Storm drains and permanent structural BMPs shall be designed by a licensed civil engineer. Requirements of BIO-29 and BIO-38, where applicable, shall be incorporated into the facility design and shall be subject to approval by the spineflower manager or qualified biologist. Long-term maintenance of storm drain BMPs will be the responsibility of the designated maintenance entity. *(This mitigation measure applies to the Entrada South Planning Area without change in regard to the Entrada South spineflower preserve.)*	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Entrada South Planning Area that incorporates the requirements of the measure. Protection and management of the Entrada South spineflower preserve is further monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-40: The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007c) shall be revised and submitted to CDFG for review and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant or its designee. The revised plan will demonstrate the feasibility of enhancing or restoring slender mariposa lily habitat in selected areas to be managed as natural open	Revision and approval of the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan has been completed. Implementation of the Plan is documented in the annual monitoring	Prior to ground disturbance to occupied habitat	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
space (i.e., the Salt Creek area or High Country SMA, spineflower preserves, or River Corridor SMA) without conflicting with other resource management objectives. Habitat replacement/enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted). The revised plan will describe habitat improvement/restoration measures to be completed prior to introducing slender mariposa lily. Habitat improvement/ restoration will be based on native occupied slender mariposa lily habitat. The revised plan will specify: (1) the location of mitigation sites (may be selected from among 559 acres of suitable mitigation land in the High Country SMA and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007a); (2) a description of "target" vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, *etc.*), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no	reports prepared and submitted to CDFW pursuant to the measure.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/ enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50% of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site. The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant, similar slope exposures, and no more than 500 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection guidelines (i.e., MOU for rare plant seed collection). No bulbs will be translocated into areas within 300 feet of proposed or existing development. Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
seeded sites). Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning for slender mariposa lily. Monitoring reports will describe all restoration/ enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe mariposa lily survival or establishment in quantitative terms. A minimum of 133 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundaries. Of these 133 acres, approximately 103 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundary in the High Country SMA and Salt Creek area, and two acres occur within the River Corridor SMA and/or proposed spineflower preserves. Additional cumulative occupied area will be conserved and managed in the San Martinez Grande Canyon area at a 1:1 ratio (acres conserved and managed to acres impacted) based on impacts to cumulative occupied area within the Entrada planning area, as a means to ensure regional biodiversity of the species. Up to an additional 28 acres of slender mariposa lily cumulative occupied area can be conserved and managed in the San Martinez Grande Canyon area for this purpose.				
RMDP/SCP-BIO-41: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable	Submittal of pre-construction survey reports and construction	Prior to ground disturbance in suitable habitat as	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger. If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	monitoring and/or relocation reports, as applicable	specified		
RMDP/SCP-BIO-42: All oaks that will not be removed that are regulated under CLAOTO with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (i.e., the area at least 15 feet from the trunk or five feet beyond the	Submittal of construction monitoring reports	Prior to and during clearing and grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the Project arborist or qualified biologist confirms the health of preserved trees.				
RMDP/SCP-BIO-49: Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Entrada South Planning Area. No further reporting is required pursuant to this measure.	During clearing and grading	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-52: Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than five days without participating in the WEAP. Night work and use of lights on equipment shall not be allowed unless CDFG approves of the night work and use of lights. Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following: • Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. • A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to preconstruction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality BMPs, and geotechnical or hydrological investigations; • Discuss procedures for minimizing harm to or				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; • Review/designate the construction area in the field with the contractor in accordance with the final grading plan; • Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected); • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity; • Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; • To reduce the potential for the spread of exotic invasive invertebrates (e.g., New Zealand mud snails) and weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g., mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders,				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g., mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g., mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time, location, type of equipment washed, methods used, and location of work; • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
special-status biological resources.				
RMDP/SCP-BIO-52a: The WEAP required by Mitigation Measure RMDP/SCP-BIO-52 shall instruct workers to ensure that all pipes, tubing, or similar items staged or stored at the Project site for one or more overnight periods shall be capped, screened, covered, or filled with material. All pipes, tubing, or similar items shall be thoroughly inspected for wildlife by the qualified biologist or biological monitor, prior to capping or use in Project activities.	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-53: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented. 1. Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic	Submit pre-construction survey reports and, if applicable, monitoring reports for relocation sites.	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat. 2. Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above. 3. The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
program shall include verifiable evidence of toad reproduction at the relocation site. *(This measure applies to the Entrada South Planning Area with the following exceptions and/or changes: replacement habitat also may be created within areas of the Entrada South Planning Area Site not subject to development, where approved by CDFW.)*				
RMDP/SCP-BIO-54: Prior to construction the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat. The Plan shall include the specific survey and relocation efforts that would occur for construction activities that occur both during the activity period of the special status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, oak woodland, riparian habitats, or other areas supporting	Compliance with the relocation plan requirement of this measure will be demonstrated by CDFW approval of the submitted plan. Compliance with the survey and relocation requirements of the measure, if applicable, will be documented through pre-construction survey reports and, if applicable, relocation reports submitted to CDFW.	Prior to ground disturbance within potentially occupied habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
these species qualified biologists shall conduct surveys to capture and relocate individual coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake in order to avoid or minimize take of these special-status species. The plan shall require a minimum of three (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. *(Coast horned lizard and coastal western whiptail are referred to as Blainville's horned lizard and San Diegan tiger whiptail, respectively, in this document.)*				
RMDP/SCP-BIO-55: a. As a supplement to BIO-1 through BIO-16, additional habitat mitigation through replacement or enhancement of nesting/foraging habitat for least	If mitigation for habitat of least Bell's vireo or California gnatcatcher is required, submit	Prior to impacts to jurisdictional resources.	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Bell's vireo will be provided for certain key habitat zones at higher ratios (identified as "key population areas" in Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat). Southern willow scrub, southern cottonwood–willow riparian, arrow weed scrub, mulefat scrub, and Mexican elderberry scrub and woodland that provide nesting/foraging habitat for least Bell's vireo in "key population areas" shall be replaced or enhanced. All permanent loss to nesting/foraging habitat in key population areas shall be mitigated at a 5:1 ratio unless otherwise authorized by CDFG or USFWS. Temporary habitat loss of foraging/nesting habitat in key population areas shall be mitigated at a 2:1 ratio. The requirements for replacing habitat by either creating new habitat or removing exotic species from existing habitat shall follow the procedures outlined in BIO-1 through BIO-16. To replace the lost functions of habitat located adjacent to the Santa Clara River due to noise impacts, all nesting/foraging habitat within the 60 dBA sound contour (associated with development site roadway improvements) shall be considered degraded. Nesting/foraging habitat within this area shall be mitigated at a ratio of 2:1.	mitigation reports annually to CDFW.			
b. The loss of documented occupied nesting habitat for coastal California gnatcatcher shall be mitigated. If the coastal California gnatcatcher is identified nesting on-site, the Applicant will acquire or preserve nesting coastal California gnatcatcher habitat at a 3:1 ratio for impacts to documented occupied habitat, or by the ratio specified in BIO-2, whichever is greater. Mitigation acquisition shall occur at an agreed-upon				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
location as approved by the USFWS upon consultation. The Applicant shall enter into a binding legal agreement regarding the preservation of occupied habitat describing the terms of the acquisition, enhancement, and management of those lands. *(Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat, is provided in the State-certified EIR.)*				
RMDP/SCP-BIO-56: Within 30 days of ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the Project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. Pre-construction surveys shall include nighttime surveys to identify active rookery sites. The surveys shall continue on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground-disturbing activities. If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Within 30 days of ground disturbance in suitable habitat during nesting/ breeding season and ending no more than 7 days prior to initiation of work	Applicant	• USFWS • CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report. For listed riparian songbirds (least Bell's vireo, southwestern willow flycatcher, yellow-billed cuckoo) USFWS protocol surveys shall be conducted. If active nests are found, clearing and construction within 300 feet of the nest shall be postponed or halted, at the discretion of the biologist in consultation with CDFG and USFWS, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. If no active nests are observed, construction may proceed. If active nests are found, work may proceed provided that construction activity is located at least 300 feet from active nests (or as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit). This buffer may be adjusted provided noise levels do not exceed 60 dBA hourly L_{eq} at the edge of the nest site as determined by a qualified biologist in coordination with a qualified				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
acoustician. If the noise meets or exceeds the 60 dBA L_{eq} threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA L_{eq} hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS. For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include “coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats.” A permitted biologist shall perform these surveys according to the USFWS’ (1997a) Coastal California Gnatcatcher Presence/ Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.				
RMDP/SCP-BIO-57a: ~~Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the western burrowing owl is present at the site. The surveys shall consist of three site visits and shall be conducted in areas dominated by field crops, disturbed habitat, grasslands, and along levee locations, or if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95).~~ ~~Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between Project activities and nesting burrowing owls during the nesting season. This protected~~	Submit pre-construction survey reports and, if applicable, Burrowing Owl plan, and construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~area will remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently.~~ ~~Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report.~~ Prior to Project activities, and within 120 days of Project commencement, focused surveys by a CDFW-approved qualified biologist shall be conducted to determine presence of western burrowing owl. Surveys shall include four site visits conducted from as many fixed points as necessary to provide visual coverage of the site using spotting scopes or binoculars. Disturbance shall be minimized around potential occupied burrows during all seasons. Site visits shall be repeated on four separate days. Visits shall be conducted two hours before to one hour after sunset, or from one hour before to two hours after sunrise. Surveys shall be conducted during weather that is conducive to observing owls outside their burrows. Surveys shall be avoided during heavy rain, high winds (> 20 mph), or dense fog. Results of all surveys shall be provided to CDFW after surveys are complete, 30 days prior to Project commencement. If a burrowing owl is observed during the focused surveys, the qualified biologist shall notify CDFW immediately and prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval 30 days prior to commencing Project activities. The Burrowing Owl Plan shall describe survey results, proposed avoidance measures, and monitoring plan. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
other instrument authorizing take of western burrowing owl under applicable law, the terms of the incidental take permit or other authorization shall control. *(This measure replaces mitigation measure RMDP/SCP-BIO-57 and applies to the VCC Planning Area without change.)*				
RMDP/SCP-BIO-58: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	Submit pre-construction survey reports and, if applicable, relocation reports and/or construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps: (1) all understory vegetation will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site, and (3) the nest sticks shall be removed from the Project site and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.				
RMDP/SCP-BIO-60: Thirty days prior to construction activities, a qualified biologist shall conduct a pre-construction survey for mountain lion natal dens.	Submit pre-construction survey reports and, if applicable, construction	Prior to ground disturbance in suitable habitat as	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
The survey area shall include the construction footprint and the area within 2,000 feet of the Project disturbance boundaries. Should an active natal den be located, the applicant shall cease work within 2000 feet and inform CDFG with 24 hours. No construction activities shall occur in the 2000 foot buffer until a qualified biologist in consultation with CDFG establishes an appropriate setback from the den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion shall occur within the established setback until the cubs have been successfully reared or the cats have left the area. *(The mountain lion is referred to as cougar in this SEIR.)*	monitoring reports to CDFW	specified		
RMDP/SCP-BIO-61: No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
by the roost shall be avoided (i.e., not removed) by the Project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required. If a maternity roost will be impacted by the Project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone. If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. If an active maternity roost is located on the Project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above.				
RMDP/SCP-BIO-63: Each tract map Home Owners' Association shall supply educational information to future residents regarding pets, wildlife, and open space areas. The material shall discuss the presence of native animals (e.g., coyote, bobcat, and mountain lion), indicate that those native animals could prey on pets, indicate that no actions shall be taken against native animals should they prey on pets allowed outdoors, and indicate that pets must be leashed while using the designated trail system and/or in any areas within or adjacent to open space. Control of stray and feral cats and dogs will be conducted in open	The educational information required by the measure has been prepared by the Applicant and approved by CDFW. The CC&Rs for the project will require the project HOA to distribute the material to residents. No further action is required	Prior to occupancy and in perpetuity during operation	HOA	• LACDRP • LACDAC

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch *joint powers authority* (JPA) managing the River Corridor SMA, High Country SMA, or Salt Creek area or by the HOAs managing the Open Areas. Feral cats and dogs may be trapped and deposited with the local Society for the Prevention of Cruelty to Animals or the Los Angeles County Department of Animal Control.	pursuant to the measure.			
RMDP/SCP-BIO-64: An integrated pest management (IPM) plan that addresses the use of pesticides (including rodenticides and insecticides) on site will be prepared prior to the issuance of building permits for the initial tract map. The IPM will implement appropriate Best Management Practices to avoid and minimize adverse effects on the natural environment, including vegetation communities, special-status species, species without special status, and associated habitats, including prey and food resources (e.g., insects, small mammals, seeds). Potential management practices include cultural (e.g., planting pest-free stock plants), mechanical (e.g., weeding, trapping), and biological controls (e.g., natural predators or competitors of pest species, insect growth regulators, natural pheromones, or biopesticides), and the judicious use of chemical controls, as appropriate (e.g., targeted spraying versus broadcast applications). The IPM will establish management thresholds (i.e., not all incidences of a pest require management); prescribe monitoring to determine when management thresholds have been exceeded; and identify the most appropriate and efficient control method that avoids and minimizes risks to natural resources. Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.	An IPM Plan has been prepared pursuant to the measure and provided to CDFW. The recorded CC&Rs for the Entrada South Planning Area will prohibit anti-coagulant rodenticides. No further action is required pursuant to the measure.	Prior to issuance of building permit(s)	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-68: Any common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per BIO-61, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The Project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.	Submit pre-construction survey reports and, if applicable, mitigation implementation reports to CDFW.	As required by approved roosting habitat replacement plan	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-70: Construction plans shall include necessary design features and construction notes to ensure protection of vegetation communities and special-status plant and aquatic wildlife species adjacent to construction. In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include the following minimum BMPs. Together, the implementation of these requirements shall ensure protection of adjacent habitats and wildlife species during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacting special-status species during construction: • Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities. • Provide location and details for any dust control fencing along Project boundaries (BIO-71). • Vehicles shall not be driven or equipment operated in	Submit construction plans and a SWPPP containing the required BMPs.	Prior to issuance of grading permit	Applicant	• LACDPW • LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement. • Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes. • If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre-Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice-like area. The gradient of the streambed shall be returned to pre-Project grade, to the extent practical, unless it represents a wetland restoration area. • Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps,				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. • The operator shall not permit pets on or adjacent to the construction site. • No guns or other weapons are allowed on the construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction.				
RMDP/SCP-BIO-71: Development areas shall have dust control measures implemented and maintained to	Submittal of construction plans containing the	During construction	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect special-status species locations. See BIO-32 for dust control requirements related to spineflower preserves.	required BMPs and construction monitoring reports to CDFW			
RMDP/SCP-BIO-72: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, Salt Creek area, and natural portions of the Open Area). Container plants to be installed within public areas within 200 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 200 feet of native vegetation communities shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (http://www.cal-ipc.org/ip/inventory/index.php). Landscape plans will	Approval of landscape plans and/or submittal of plant inspection reports, as applicable.	Prior to installation of landscaping	Applicant	• LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (i.e., until plants become established). *(The current Cal-IPC website is https://www.cal-ipc.org/plants/inventory/.)*				
RMDP/SCP-BIO-78: A cowbird trapping program shall be implemented once vegetation clearing begins and maintained throughout the construction, maintenance, and monitoring period of the riparian restoration sites. A minimum of five traps shall be utilized, with at least one trap adjacent to the project site and one or two traps located at feeding areas or other CDFG-approved location. The trapping contractor may consult with CDFG to request modification of the trap location(s). CDFG must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.	This measure applies to riparian restoration sites on the Santa Clara River that provide compensatory mitigation for Entrada South Planning Area impacts. Compliance is documented in annual cowbird trapping reports provided with the annual mitigation status report required by Mitigation Measure BIO-12	At the start of vegetation clearing and throughout monitoring of riparian restoration sites	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-80: The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will	An Exotic Wildlife Species Control Plan has been developed in accordance with the	During construction within specified areas	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (e.g., stickleback, arroyo toad, nesting birds) during removal activities (i.e., timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area. *(This measure applies to the Entrada South Planning Area without change with respect to modified tributaries or other potential habitat for the identified species within the Entrada South Planning Area.)*	measure. Document in monitoring reports submitted to CDFW.			
RMDP/SCP-BIO-82: a. All surfaces on new antennae and phone/utility towers shall be designed and operated with anti-perching devices in conformance with APLIC standards to deter California condors and other raptors from perching. During construction the area shall be kept clean of debris, such as cable, trash, and construction	Review of construction plans, where applicable, and submittal of construction monitoring reports to CDFW	Prior to approval of improvement plans	Applicant	• CDFW • USFWS • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
materials. The Applicant shall collect all microtrash and litter (anything shiny, such as broken glass), vehicle fluids, and food waste from the Project area on a daily basis. Workers will be trained on the issue of microtrash: what constitutes microtrash, its potential effects on California condors, and how to avoid the deposition of microtrash. b. The Applicant shall retain a qualified biologist with knowledge of California condors to monitor construction activities within the Project area. The resumes of the proposed biologist(s) will be provided to CDFG for concurrence. This biologist(s) will be referred to as the authorized biologist hereafter. During clearing and grubbing of construction areas, the qualified biologist shall be present at all times. During mass grading, construction sites shall be monitored on a daily basis. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. If condors are observed landing in the Project area, the Applicant shall avoid further construction within 500 feet of the sighting until the animals have left the area, or as otherwise authorized by CDFW and USFWS. All condor sightings in the Project area will be reported to CDFW and USFWS within 24 hours of the sighting. Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between 1 hour before sunset to 1 hour after sunrise, or until the condors leave the area, or as otherwise directed by USFWS. Should condors be found nesting within 1.5 miles of the construction area, no construction				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
activity will occur until further authorization occurs from CDFW and USFWS. c. To further protect California condor potentially foraging in the Project area over the long term from negative interactions with humans and/or artificial structures, the Applicant or the JPA or the NLMO shall remove dead cattle that are found or reported within 1,000 feet of a residential or commercial development boundary. Dead cattle shall be relocated to a predetermined location within the High Country SMA/SEA or Salt Creek area. The locations where carcasses shall be placed shall be a minimum of 1,000 feet from a development area boundary. Appropriate locations for transfer of carcasses include open grasslands and oak/grassland areas where condors can readily detect carcasses and easily land and take off without encountering physical obstacles such as powerlines and other utility structures. The proposed locations would be selected and approved by the CDFG and USFWS. Pursuant to this measure, a telephone number for reporting dead cattle shall be provided and actively maintained. Any cattle carcasses transferred to the relocation areas shall be reported to the USFWS Condor group.				
RMDP/SCP-BIO-84: Bridge and culvert designs, where practicable, shall provide roosting habitat for bats. A qualified biologist shall work with the Project engineer in identifying and incorporating structures into the design that provide suitable roosting habitat for bat species occurring in the Project area. The final design of the roosting structures would be chosen in consultation with CDFG.	Approval of bridge and culvert design plans by the County Department of Public Works	Prior to approval of improvement plans	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-85: To preclude the invasion of Argentine ants into the spineflower preserves and their associated buffers, controls will be implemented using an integrated pest management (IPM) approach in accordance with the approved SCP. The controls include the following. (1) Providing "dry zones" between urban development and spineflower populations, where typical soil moistures are maintained at levels below about 10% soil saturation, which will deter the establishment of nesting colonies of ants; and providing dry zone buffers of sufficient width to reduce the potential for Argentine ant activity within core habitat areas. (2) Where feasible, and/or appropriate, dry areas such as parking lots and roadways shall be built next to preserve boundaries. These will be designed to slope away from the preserve to avoid runoff entering the preserve. (3) Pedestrian pathways placed next to preserves shall consist of decomposed granite or other gravel to minimize the holding of moisture, thereby preventing establishment of suitable habitat for Argentine ant colonies. (4) Ensuring that landscape container plants installed within 200 feet of spineflower preserves are ant free prior to installation, to reduce the chance of colonies establishing in areas close to the preserves. (5) Maintaining natural hydrological conditions in the spineflower preserves, including the buffers, through project design features for roadways, French drains, irrigation systems, underground utilities, drainage	Submittal of development plans and annual reports to CDFW pursuant to the SCP	During preserve management	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
pipes and fencing, storm drains, and any other BMP measures that apply to surface water entering the preserve areas. (6) Using drought-resistant plants in FMZs and minimizing irrigation to the extent feasible.				
RMDP/SCP-BIO-87: Upon initiating landscaping within a development area, quarterly monitoring shall be initiated for Argentine ants along the urban–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur in perpetuity. The Project applicant will fund an endowment.	Submit monitoring reports to CDFW	During Operation	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-88: Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains	Compliance with the measure, where applicable, will be documented through annual mitigation status reports to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
at least one inch in diameter one foot above the base.				
RMDP/SCP-SW-3: The applicant shall create or expand Corps jurisdictional wetlands on site, so that the acreage of wetlands on site would exceed the acreage that existed prior to Project implementation. In order to ensure that created wetlands persist in the long-term, wetlands shall be constructed in locations where suitable hydrology can be created by using existing streamflow, without the need for artificial water sources. New or expanded wetland areas shall be created in one or more of the following locations: • The Salt Creek drainage within the High Country SMA or the Salt Creek area in Ventura County. This area is the first priority for creation of mitigation wetlands, as the entire watershed would be preserved in perpetuity. The lower reach of this drainage supports year-round surface flows, and the presence of an existing, high-quality wetland shows that the topographic and hydrologic conditions are suitable for the persistence of wetlands. Approximately 23.3 acres of new wetlands would be created in the Salt Creek drainage, unless it is determined that a lesser acreage would be sufficient to ensure that the project does not result in a net loss of federally protected wetlands. • Lower or middle Potrero Canyon. These reaches support intermittent to perennial surface flows, and the broad, flat Potrero canyon bottom provides opportunities for expanded wetlands acreage though the creation of palustrine fringe wetlands. In the event that the proposed creation of 23.3 acres of wetlands in the Salt Creek watershed is insufficient to ensure that the proposed project does not result in a net loss of	Compliance with the measure, where applicable, will be documented through review and approval of compensatory mitigation plans pursuant to RMDP/SCP-BIO-1 and reporting of mitigation implementation pursuant to RMDP/SCP-BIO-12. No further action is required pursuant to this measure.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts. Mitigation monitoring reports by April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing until success criteria are met,	Applicant	• Corps • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
wetlands, any remaining mitigation acreage would be provided in these two locations. Although the river supports substantial surface flows, with the exception of the conversion of portions of the existing agricultural fields to wetlands outside of the active channel area (above the ordinary high water mark), the creation of mitigation wetlands along the Santa Clara River mainstem is not proposed due to the extreme scouring that occurs within the mainstem at relatively frequent intervals. The geomorphic character of the river is derived from large flood events that move large amounts of sediment, scour vegetation, and reshape the active channel. Because of this, it is uncertain whether mitigation wetlands created along the river mainstem within the active channel would persist in the long run. However, existing agricultural fields along the Santa Clara River mainstem above the OHWM, Salt Creek, and Potrero Canyon locations offer ample opportunities to create the wetlands acreage necessary to mitigate the Project's impacts on federally protected wetlands. This mitigation measure would result in short-term adverse impacts associated with wetland creation, including construction-related noise, emissions from equipment; and loss of upland habitats in areas where wetlands creation is proposed. (*This measure applies to the Entrada South Planning Area without change, except that the mitigation acreage requirements in the measure do not apply, as they indicate the minimum acreage required to compensate for wetlands impacts of the RMDP, which is not part of the current Project.)*				
RMDP/SCP-SW-4: All areas where temporary	Documented through	Until success criteria	Applicant	• CDFW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction impacts affect Corps or CDFG jurisdictional areas (generally, these are areas where impacts would occur due to the construction of Project facilities, but that are outside the permanent footprint of the actual facility), shall be revegetated with appropriate native vegetation after completion of construction in the area. A revegetation plan shall be prepared and implemented in accordance with the terms set forth in mitigation measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63. *(The process for verifying that revegetation plans comply with the terms set forth in Mitigation Measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63 is implemented through Mitigation Measures RMDP/SCP-BIO-1, RMDP/ SCP-BIO-3 and RMDP/SCP-BIO-12.)*	annual mitigation reports required by Mitigation Measure RMDP/SCP-BIO-12.	are met		• Corps • LACDRP
RMDP/SCP-SW-6: To the extent that on-site mitigation for impacts to jurisdictional tributary drainages is insufficient to meet the mitigation ratios required by revised Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site properties within the Santa Clara River watershed, via use of one or more of the following mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in tributaries to the Santa Clara River occurring off site such that the mitigation site has an equal or greater value than the impacted site;(b) preservation of property containing jurisdictional tributaries to the Santa Clara River having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities in jurisdictional tributaries for the necessary acreage (e.g., exotic species removal under the terms and conditions specified in	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Submit copies of the issued permits and/or copies of mitigation plan approval, as applicable	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Mitigation Measures BIO-9 and BIO-10).				
ES/VCC-MM-BIO-1: Prior to construction, the Applicant shall develop a relocation plan for California glossy snake, to be incorporated into the relocation plan developed for other special-status reptile species, according to requirements in RMDP/SCP-BIO-54. *(A draft California glossy snake relocation plan is included as Appendix FEIR-XX to the Final SEIR for the Project.)*	Approval of relocation plan pursuant to Mitigation Measure RMDP/SCP-BIO-54.	Prior to construction	Applicant	• CDFW • LACDRP
ES/VCC-MM-BIO-2: ~~Should Project ground-disturbing activities be scheduled to occur during the Crotch bumble bee colony active period, a qualified biologist shall conduct a habitat assessment to identify areas containing suitable habitat for Crotch bumble bee. The qualified biologist shall conduct pre-construction surveys for Crotch bumble bee in the areas identified, using a methodology (including number and timing of surveys) accepted by the California Department of Fish and Wildlife (CDFW).~~ ~~If Crotch bumble bee are not detected, no further measures are required. A qualified biologist shall be present during ground-disturbing Project activities that occur during the Crotch bumble bee colony active period.~~ ~~If Crotch bumble bee are detected:~~ ~~1. Ground-disturbing activities shall be prohibited within 100 feet of any known, occupied Crotch bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The prohibition will continue for the duration of the Crotch bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist or~~	Submit pre-construction survey reports and, if applicable, Bumble Bee Avoidance Plan ~~proof of avoidance~~.	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~is relocated or removed with CDFW authorization.~~ ~~2. The Project proponent shall prepare a Crotch Bumble Bee Avoidance and Minimization Plan for review and approval by CDFW, which shall include additional, site-specific measures to avoid take of Crotch bumble bee during Project ground-disturbing activities during the colony active period.~~ ~~3. If the Crotch bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch bumble bee, as that term is defined for purposes of the CESA, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization.~~ Prior to the start of any Project activities during the Queen Flight and Colony Active Periods (February 1 through October 31), a qualified biologist shall conduct a habitat assessment to identify suitable habitat for Crotch's bumble bee within Project activity areas, and then survey prior to construction for Crotch's bumble bee and nests in those areas. Qualified biologist(s) shall be approved by CDFW 14 days prior to survey commencement. Survey protocols shall adhere to CDFW's Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023) or another methodology approved by CDFW. Survey results, including negative findings or a map of nest location(s), shall be submitted to CDFW for review 14 days prior to starting Project activities. If Crotch's bumble bee nests are found during pre-construction surveys or detected during				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Project activities, Project activities within 100 feet of a nest shall be suspended until the CDFW-approved qualified biologist, with expertise in bumble bees, receives approval from CDFW for a Bumble Bee Avoidance Plan to avoid impacts to the nest(s). If Crotch's bumble bee nests are not found during the surveys (negative finding) then no further measures are required. A qualified biologist shall be present during initial ground disturbing Project activities (clearing and grubbing) in areas where suitable habitat was identified. The Bumble Bee Avoidance Plan shall include: 1. On-site daily monitoring by CDFW-approved biologist during Project activities, such as ground or vegetation disturbance, during the Queen Flight Period and Colony Active Period. 2. No-impact buffers. Ground-disturbing activities shall be prohibited within 100 feet of any known occupied Crotch's bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. If Project activities may result in disturbance or potential take, the qualified biologist, in coordination with CDFW, should expand the buffer zone as necessary to prevent disturbance or take. The prohibition will continue for the duration of the Crotch's bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist. 3. If a nest is found, Project proponent will provide a survey report to CDFW with a summary of the physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found, within a 10-foot radius. This shall include native plant				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
composition (e.g., density, cover, and abundance) within affected habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species). 4. If the Crotch's bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch's bumble bee, as that term is defined by Fish and Game Code section 86, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or other instrument authorizing take of Crotch's bumble bee under applicable law, the terms of the incidental take permit or other authorization shall control.				
5. CULTURAL RESOURCES				
RMDP/SCP-CR-3: Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate.	Maintain log demonstrating compliance. As determined by the qualified archaeologist, steep slopes or previously graded areas that have no potential for the presence of cultural remains may not require monitoring	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP
RMDP/SCP-CR-4: During any earth disturbance within	Fence known	During grading within	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.	archaeological site(s), as specified	300 feet of any known archaeological site		
RMDP/SCP-CR-5: In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-CR-6: If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken: 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American:	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(i) The Coroner shall contact the Native American Heritage Commission within 24 hours; (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and (iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; b. The descendant identified fails to make a recommendation; or c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.				
6. ENERGY				
Refer to Section 8, Greenhouse Gas Emissions, below.				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
7. GEOLOGY AND SOILS				
ES/VCC-MM-GEO-1: Prior to issuance of building permits, to address potential risks related to seismic shaking, all structures shall be designed using sound engineering judgment and the latest California Building Code requirements, as a minimum, which prescribe minimum lateral forces, applied statically to each habitable structure, combined with the gravity forces of dead and live loads, as determined in a report by a registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
ES/VCC-MM-GEO-2: Prior to issuance of rough grading permits, and in those portions of the Entrada South and VCC planning areas beneath habitable structural improvements where the anticipated seismic differential settlement exceeds the County of Los Angeles' one-inch seismic differential settlement standard, one or more of the following design requirements will be implemented: a. Alluvium removal to reduce liquefaction-induced settlement to less than 1 inch. b. Ground improvements such as rammed aggregate piers (RAPs), deep soil mixing (DSM), or stone columns to reduce liquefaction-induced settlement to less than 1 inch. c. Ground improvements such as deep dynamic compaction (DDC) or compaction grouting to reduce liquefaction-induced settlement to less than 1 inch. d. Sufficiently stiff foundations or deep foundations. e. An approved alternative design requirement capable of	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
reducing liquefaction induced settlement to less than 1 inch. The above design requirements shall be performed by removing and/or improving enough liquefiable alluvium to achieve a less than 1-inch seismic differential settlement, pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports, or by specific foundation design. Geotechnical recommendations and design requirements shall be presented and approved as a conceptual design at the 100-scale grading plan stage and as a detailed design at the 40-scale grading plan stage.				
ES/VCC-MM-GEO-3: Prior to issuance of rough grading permit, in order to address landslides, unstable soil, liquefaction, expansive soil and dry-sand settlement, a Corrective Grading Plan delineating the areas where such geotechnical conditions exist shall be prepared by a registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports. The Corrective Grading Plan shall address the following: a. Project grading shall include a combination of ground modification and/or structural mitigation in areas subject to liquefaction to reduce the risk to an acceptable level (as defined by CGS in Special Publication 117a, Chapter 2, or as superseded by CGS guidance in effect at the time of implementation of this measure). Ground modification shall consist of the removal of some of the soil material subject to liquefaction. The recommended depth of removal for mitigation of liquefaction ranges from 5 to 30 feet. Structures shall be designed to resist the anticipated	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
static and seismic total and differential settlements. b. Landslides shall be stabilized and/or removed, and/or building setbacks shall be used to protect structural integrity. c. Grading and engineering design requirements shall address the removal of unstable soil, stabilization of potential landslide areas, and compaction of engineered fill to meet County of Los Angeles soil compaction requirements (County of Los Angeles Grading Guidelines, 2017). d. Areas where expansive soil is encountered shall include grading measures designed to reduce hazard of construction in expansive soil including but not limited to removing expansive soil and replacing with engineered fill, installing drainage systems, using stiffened foundations systems, or conducting engineered preparation of building pads.				
ES/VCC-MM-GEO-4: Prior to the issue of building permits, and after the site has been mass graded, soil corrosion testing shall be completed and appropriate design requirements shall be implemented in accordance with the latest California Building Code (CBC) as a minimum, to reduce the hazard of construction in corrosive soil.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
8. GREENHOUSE GAS EMISSIONS				
RMDP/SCP-AEA-2-1: Prior to the issuance of residential building permits for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation (ZNE) Reports (ZNE Report) prepared by a qualified building energy efficiency	Submit ZNE Report for County review and confirmation An energy efficiency and design consultant is	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and design consultant to Los Angeles County for review and confirmation that the residential development covered by the ZNE Report achieves the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the residential development within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the residential development shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the residential development achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building.	qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 metric tonnes carbon dioxide equivalents ($MTCO_2e$) of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report. (*This mitigation measure applies to Entrada South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) $MTCO_2e$ of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)*				
RMDP/SCP-AEA-2-2: Prior to the issuance of building	Submit ZNE Report for	Prior to issuance of	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities, respectively, for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the commercial development, private recreation centers, and public facilities within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations have been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the commercial development, private recreation centers, and/or public facilities shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the	County review and confirmation prior to issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.	commercial building permit(s)		• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
operative Title 24, Part 6 building standards. In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, short falls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 $MTCO_2e$ of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
for the project, or a portion of the project, as demonstrated in the ZNE Report. *(This mitigation measure applies to Entrada South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) $MTCO_2e$ of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)*				
RMDP/SCP-AEA-2-3: Prior to the issuance of private recreation center building permits, the project applicant or its designee shall submit swimming pool heating design plans to Los Angeles County for review and approval**.** The design plans shall demonstrate that all swimming pools located at private recreation centers on the RMDP/SCP project site have been designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency**.**	Submit swimming pool heating design plans for County review and approval prior to issuance of building permit for private recreation center.	Prior to issuance of recreation center building permit(s)	Applicant	• LACDPW
RMDP/SCP-AEA-2-4: Prior to the issuance of residential building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County for review and approval, which demonstrate that each residence within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations shall be equipped with a minimum of one single-port electric vehicle (EV) charging station. Each charging station shall achieve a similar or better functionality as a Level 2 charging station. Additionally, prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall establish and fund a dedicated account for the provision of subsidies for the purchase of zero emission vehicles (ZEVs), as defined by	As to the charging stations, submit building design plan prior to issuance of residential building permits. As to the subsidies, the Project applicant or its designee shall submit proof of the establishment and funding of a dedicated account for the administration of the subsidies to the County prior to the issuance of	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CARB. The project applicant or its designee shall provide proof of the account's establishment and funding to Los Angeles County. The dedicated account shall be incrementally funded, for each village-level project, in an amount that equals the provision of a $1,000 subsidy per residence—on a first-come, first-served basis—for 65 percent of the village's total residences subject to application of Title 24, Part 6, of the California Code of Regulations.	the first building permit for the RMDP/SCP Project site. The dedicated account shall be funded incrementally, prior to the issuance of residential building permits for each village-level project in an amount that equals the provision of subsidies for 65 percent of the village's total residences. For purposes of the Entrada South Project there are a total of 1,574 residential dwelling units. Therefore, the Project applicant or its designee would have a $1,023,100 funding obligation [(1,574 units x 0.65) x ($1,000)], which equates to a funding obligation of $650 per dwelling unit. Prior to the issuance of residential building permits, the Project applicant or its designee			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	shall provide proof of payment in an amount that corresponds to the number of residential units being permitted at that time. The dedicated account shall be administered by the Project's Transportation Management Organization (see Mitigation Measure RMDP/SCP-2-6), which shall be responsible for marketing and promoting the availability of the purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event that the account is not depleted after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Organization or its equivalent management entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emissions reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each un-used subsidy shall equal 3.89 MT CO_2e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement. ~~An energy efficiency and design consultant is qualified to prepare a ZNE Report if the~~			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	~~consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.~~			
RMDP/SCP-AEA-2-5: Prior to the issuance of commercial building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County, which demonstrate that the parking areas for commercial buildings on the RMDP/SCP project site shall be equipped with electric vehicle (EV) charging stations that provide charging opportunities to 7.5 percent of the total number of required parking spaces. ("Commercial buildings" include retail, light industrial, office, hotel, and mixed-use buildings.) The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station. In the event that the installed charging stations use functionality/ technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall	Submit building design plan for County review and approval prior to issuance of commercial building permits.	Prior to issuance of commercial building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
be assumed to provide charging capabilities of 25 range miles per hour.				
RMDP/SCP-AEA-2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final AEA Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from project build out with oversight from Los Angeles County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by Los Angeles County when approving tentative subdivision maps for land developments that are part of the project. Accordingly, the TDM Plan identifies key implementation actions that are critical to the effectiveness of the VMT-reducing strategies, as well as timeline and phasing requirements, monitoring standards, and performance metrics and targets tailored to each of the strategies. In accordance with the TDM Plan, a non-profit Transportation Management Organization (TMO) or equivalent management entity shall be established to provide the services required, as applicable. *(The Valencia Transportation Demand Management Plan*	A copy of the Valencia TDM Plan is provided in **Appendix 5.9b** of the SEIR. Implementation of the TDM Plan shall proceed in accordance with the provisions outlined in the plan. Additionally, monitoring and implementation of the Valencia TDM Plan shall proceed in accordance with a village-level applicability supplement to the TDM Plan, which is provided in **Appendix 5.9c** of the SEIR. The Valencia TDM Plan includes the provision of subsidies for the purchase of neighborhood electric vehicles (NEVs) and electric bikes (E-Bikes). The Newhall Ranch Transportation Management Organization or equivalent management	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and above-referenced village-level applicability supplement, entitled Entrada South & Valencia Commerce Center: Transportation Demand Management Plan Evaluation, are provided in ***Appendices 5.9b*** *and* ***5.9c*** *of the SEIR, respectively.)*	entity shall be responsible for marketing and promoting the availability of the NEV and E-Bike purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event that the NEV and E-Bike subsidies are not fully utilized after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emission reductions. For purposes of calculating the			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	greenhouse gas emissions reductions required to demonstrate equivalency, each un-used NEV purchase subsidy shall equal 2.7 MT CO_2e reductions per year and each un-used E-Bike purchase subsidy shall equal 0.9 MT CO_2e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement.			
RMDP/SCP-AEA-2-7: Prior to the issuance of traffic signal permits, the project applicant or its designee shall work with Los Angeles County and the California Department of Transportation (Caltrans), as applicable, to facilitate traffic signal coordination along: • State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; • Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP Project site; • Magic Mountain Parkway from Long Canyon Road to	The Project applicant or its designee shall submit traffic signal plan(s) for County or Caltrans review and approval, as applicable, and/or pay applicable fees as needed for signal operations and timing adjustments to affected traffic signals prior to traffic signal permit	Prior to issuance of traffic signal permit(s)	Applicant	• LACDRP • Caltrans

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the Interstate 5 north-bound ramps; and, • Commerce Center Drive from Franklin Parkway to Magic Mountain Parkway. To effectuate the signal synchronization and specifically the operational and timing adjustments needed at affected traffic signals, the project applicant or its designee shall submit traffic signal plans for review and approval, and/or pay needed fees as determined by Los Angeles County or Caltrans, as applicable. A majority of the signals that will be synchronized will be new signals constructed/installed by the project**.** Thus, for these signals, the project will provide the necessary equipment at the signal controller cabinet, as well as within the new roadways themselves, to enable and facilitate synchronization**.** The project is responsible for paying 100 percent of the applicable fee amount for the signal synchronization work, with assurance that the necessary funding will be available to fully implement this measure.	issuance.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-2-8: Consistent with the parameters of the Newhall Ranch TDM Plan, the project applicant or its designee shall provide Los Angeles County with proof that funding has been provided for the purchase, operation and maintenance of zero emission school buses in furtherance of the school bus program identified in the project's TDM Plan. The proof of funding shall be demonstrated incrementally as the school bus program is paced to village-level occupancy and student enrollment levels. (The Newhall Ranch TDM Plan is now referred to as the Valencia TDM Plan.)	See Mitigation Measure RMDP/SCP-2-6, above. Provide the County with proof of payment per the standards established in the TDM Plan for the administration of the school bus program; the funding shall be made available incrementally as the school bus program is paced to village-level occupancy and associated student enrollment levels.	Per TDM Plan Phasing	Applicant	• LACDRP
RMDP/SCP-AEA-2-9: Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, the project applicant or its designee shall provide Los Angeles County with proof that it has provided a subsidy of $100,000 per bus for the replacement of up to 10 diesel or compressed natural gas transit buses with zero emission buses to the identified transit provider(s).	Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, provide the County with proof of establishment of an escrow account in the amount of $100,000, representing a subsidy for one zero emission transit bus for the benefit of the identified transit provider(s). The	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	escrow instructions shall document that the subsidies only can be used by the transit provider(s) exclusively for the purpose specified herein (i.e., the purchase of zero emission transit buses). The Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management entity, shall monitor the transit provider(s)'s utilization of the subsidies.			
RMDP/SCP-AEA-2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully mitigate the construction and vegetation change GHG emissions associated with each such grading permit (the "Incremental Construction GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the project applicant-submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6): Directly undertake or fund activities that reduce or	Prior to obtaining grading permits for development within the Entrada South Project Site, the incremental GHG emissions associated with such construction and vegetation change-related activities shall be offset. Compliance with this measure shall be	Prior to issuance of grading permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
sequester GHG emissions ("Direct Reduction Activities") and retire the associated "GHG Mitigation Credits" in a quantity equal to the Incremental Construction GHG Emissions. A "GHG Mitigation Credit" shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the estimated reduction or sequestration of one metric tonne of carbon dioxide equivalent that will be achieved by a Direct Reduction Activity that is not otherwise required (California Environmental Quality Act [CEQA] Guidelines Section 15126.4(c)(3)). An "Approved Registry" is an accredited carbon registry as defined by the GHG Reduction Plan; or–Obtain and retire "Carbon Offsets" in a quantity equal to the Incremental Construction GHG Emissions. "Carbon Offset" shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the past reduction or sequestration of one metric tonne of carbon dioxide equivalent achieved by a Direct Reduction Activity or any other GHG emission reduction project or activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)).	demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6). In the event that multiple village-level projects have shared improvements, as defined to include any type of utility, roadway and/or infrastructure improvement identified for the implementation of each project, the construction-related emissions for the shared improvements only shall be offset once and shall be the responsibility of the village-level project that occurs first in time from a grading permit issuance perspective.			
RMDP/SCP-AEA-2-11: Prior to the issuance of building permits for development within the RMDP/SCP project site, the project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program ("Retrofit Program"), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged	Prior to the issuance of building permits for development within the RMDP/SCP project site, the Project Applicant or its designee shall provide the County with	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
communities (as defined in the Retrofit Program). The project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets issued by an Approved Registry based on such Direct Reduction Activities in a quantity equal to the sum of the following (together, the "Retrofit Reduction Requirement") as included in Final AEA Appendix 13: • For the residential portion of a building permit application, the product of the planned number of residential units for the village-level project multiplied by 0.0377 $MTCO_2e$; • For the commercial portion of a building permit application, the product of the planned commercial development per thousand commercial square feet multiplied by 0.0215 $MTCO_2e$. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) Building retrofits covered by the Retrofit Program can include, but are not limited to: cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting (including, but not limited to, light bulb replacement), energy efficient appliances, energy efficient windows, pool covers, insulation, and water conservation measures. The Retrofit Program shall be implemented within the geographic area defined to include Los Angeles County and primarily within disadvantaged communities, as defined by the Retrofit Program, or in other areas accepted by the Los Angeles County Planning Director.	an attestation from an Approved Registry that the Project Applicant has retired a sufficient quantity of GHG Mitigation Credits or Carbon Offsets associated with Direct Reduction Activities to undertake or fund building retrofits in a quantity equal to the Retrofit Reduction Requirement. See Final AEA Appendix 6.			
RMDP/SCP-AEA-2-12: Prior to the issuance of the first building permit for the RMDP/SCP project site, the project	As part of implementation of the	Prior to issuance of building permit(s), as	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the project applicant or its designee shall provide Los Angeles County proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an electric vehicle charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an electric vehicle charging station for every 7,000 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) Off-site EV charging stations capable of servicing 2,036 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located within the	Mission Village project, the County has been provided with proof (e.g., illustrative photos) of installation of electric vehicle charging stations capable of servicing 20 off-site parking spaces prior to the issuance of the first building permit for the RMDP/SCP project site; therefore, this portion of the measure has been satisfied. Prior to issuance of the 30th residential building permit and each 30th residential building permit thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station. Prior to the issuance of a commercial building permit for 7,000 square feet and each additional 7,000 square feet	specified		

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
geographic area defined to include Los Angeles County**.** The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station.			
RMDP/SCP-AEA-2-13: In addition to Mitigation Measures 2-1 through 2-12, the project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration through the Direct Reduction Activities in coordination with an Approved Registry, such as the Climate Action Reserve. If these Direct Reduction Activities do not achieve the necessary amount of GHG reductions, the project applicant or its designee can obtain Carbon Offsets issued by an Approved Registry. Prior to issuing building permits for development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully offset the, project's remaining (i.e., post implementation of Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with each such building permit (the "Incremental Operational GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Newhall Ranch GHG Reduction Plan:	Prior to obtaining building permits for an incremental amount of development within the RMDP/SCP project site, the incremental operational GHG emissions over the 30-year Modified Project life associated with such building permits that must be offset (the "Incremental Operational GHG Emissions") will be equal to the sum of: (1) the number of proposed residential units covered by the applicable building permit multiplied by 108.89 MT CO_2e; and (2) every thousand square feet (TSF) of proposed	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Undertake or fund Direct Reduction Activities that are estimated to result in GHG Mitigation Credits, as described in the GHG Reduction Plan, and retire such GHG Mitigation Credits in a quantity equal to the Incremental Operational GHG Emissions; • Undertake or fund Direct Reduction Activities and retire the Carbon Offsets in a quantity equal to the Incremental Operational GHG Emissions; or • If necessary, as determined by the Los Angeles County Planning Director in accordance with the GHG Reduction Plan, to fully offset Incremental Operational GHG Emissions, the project applicant or its designee may purchase and retire Carbon Offsets that have been issued by an Approved Registry in a quantity equal to the Incremental Operational GHG Emissions. Compliance with Mitigation Measure (MM) 2-13 shall be demonstrated incrementally prior to obtaining building permits. The incremental Operational GHG Emissions shall be equal to the sum of (1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio." ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) GHG Residential Ratio and GHG Commercial Ratio shall mean the emissions ratios in $MTCO_2e$ set forth in the applicable CEQA analysis completed by the County of Los Angeles for a specific village-level project to ensure that the related GHG emissions are reduced to zero.	commercial development covered by the applicable building permit multiplied by 506.86 MT CO_2e. For example, to obtain a building permit for 75 residential units and 40,000 square feet of commercial development, the Incremental Operational GHG Emissions would be: 75 units x 108.89 MT CO_2e/unit + 40 TSF x 506.86 MT CO_2e/sq. ft. = 28,441 MT CO_2e. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6).			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Project Applicant–Proposed Supplemental Commitment In addition to the installation of EV charging stations required by Mitigation Measures 2-5 and 2-12, and although not required for the project to achieve net zero GHG emissions, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) parking space shall be served by an electric vehicle charging station for every 50 dwelling units, and one (1) parking space shall be served by an electric vehicle charging station for every 15,900 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) EV charging stations capable of servicing 1,010 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be	Prior to issuance of each additional 50th residential building permit, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. Prior to issuance of a commercial building permit for each additional 15,900 square feet, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. If installed on the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure	Prior to issuance of building permits, as specified	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located either on the project site or within the jurisdictional area of the Southern California Association of Governments**.** The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	RMDP/SCP-2-5. If installed off of the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-12. Because the parking spaces serviced by the electric vehicle charging stations provided by this measure are in addition to those required by Mitigation Measures RMDP/SCP-2-5 and RMDP/SCP-2-12, a tracking matrix shall be maintained to ensure that this measure's benefits are additive and that the requirements of each measure are independently satisfied.			

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
9. HAZARDS AND HAZARDOUS MATERIALS				
RMDP/SCP-PH-1: During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., "wildcat") wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below: • File Notice of Intent to re-abandon well; • Excavate and expose several feet of well casing; • Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure; • Install a wellhead and blow out prevention equipment; • Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR; • Place cement plugs of varying lengths as required by DOGGR; • All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; • Move out drill rig; • Cut off casing at least five feet below final finished grade;	Submit confirmation that required records were filed with CalGEM	Upon completion of work	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Weld a steel plate on top of the wellhead; • Backfill and compact excavation and clean up location; • Survey the center point of the buried well using GPS instrumentation; • Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and • Submit the re-abandonment record to DOGGR within 60 days upon completion of work. Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be incorporated into the final development plans for the Project, if applicable. *(Note that DOGGR is now referred to as the California Geologic Energy Management Division or CalGEM.)*				
RMDP/SCP-PH-4: All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines. *(This mitigation measure applies only to the elementary school potentially located in the central portion of the Entrada South Planning Area.)*	Submit school building plan	Prior to issuance of school building permit	Applicant	• LACDRP
RMDP/SCP-PH-6: All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of	Submit grading plans	Prior to issuance of grading permit(s) within any SoCalGas easement	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan. (*SCGC refers to the Southern California Gas Company, or SoCalGas. No structures are proposed within the SoCalGas easements along the southern boundary of the Entrada South Planning Area. Nonetheless, this measure applies to any SoCalGas pipeline relocation and nearby grading.)*				
RMDP/SCP-PH-8: To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities: • The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill. In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.	Provide confirmation of construction contract documentation	During grading/ construction	Applicant	• LACDRP
RMDP/SCP-PH-10: Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The	Submit Chemical Inventory; if required by LACFD, prepare and	During construction, prior to start of work by each contractor	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.	submit a Hazardous Materials Business Plan	necessitating chemical use		
RMDP/SCP-PH-11: In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, debris, or other features or materials that could present a threat to human health or the environment are discovered during construction, construction activities shall cease immediately until the affected area is evaluated by a qualified professional. A remediation plan shall be developed in consultation with the appropriate regulatory authorities and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan. The remediation action plan shall include the following: • Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater;	Submit documentation of Remedial Action Plan in the Applicant's annual MMRP compliance report, if a Remedial Action Plan is required	Prior to issuance of building permit(s) in areas where remediation is performed	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and • Removal of oil development equipment and debris. *(The remedial action plan for the Entrada South Planning Area is included as **Appendix 5.4e** of the SEIR.)*				
RMDP/SCP-PH-12: A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy	Document in log demonstrating compliance	Prior to issuance of building permit(s) in areas of impacted soils	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan will outline guidelines for the following: • Identifying impacted soil; • Assessing impacted soil; • Soil excavation; • Impacted soil storage; • Verification sampling; and • Impacted soil characterization and disposal. In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. (*The soil management plan for the Entrada South Planning Area is included as **Appendix 5.4e** of the SEIR.)*				
RMDP/SCP-PH-13: All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over, or within the vicinity of, the high-pressure gas mains.	Provide form of disclosure regarding SoCalGas transmission lines	Prior to occupancy	Applicant	• LACDRP
RMDP/SCP-PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards	Submit Wildfire Fuel Modification plan	Prior to issuance of building permit(s)	Applicant	• LACFD • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve. *(Construction period requirements (a) through (d) are superseded by ES/VCC-PDF-WF-1 listed below in Section 17, Wildfire.)*				
10. HYDROLOGY AND WATER QUALITY—WATER QUALITY				
RMDP/SCP-WQ-1: Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate);	Submit LID Plan	Prior to final tract map or issuance of any grading or building permit (whichever comes first)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 this EIS/SEIR. *(SUSMP requirements have been superseded by the requirements of the County's Low Impact Development [LID] Ordinance and LID Manual. The final SUSMP is now referred to as the LID Plan per the County LID Manual. Prior to the issuance of any rough grading or building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan will be prepared consistent with the terms and contents of the Water Quality Technical Report (**Appendix 5.6** of the SEIR), including applicable requirements in the MS4 Permit and LID Ordinance. The BMPs identified in the LID Plan will include, as applicable, but not be limited to, the BMPs set forth in Table 7.4.1-1 of the Water Quality Technical Report. The BMPs set forth in Table 7.4.1-1 therein supersede the PDFs set forth in Table 4.4-12 of the State-certified EIR.)*				
RMDP/SCP-WQ-2: Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the	Submit Landscape and Integrated Pest Management Plan	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Specific Plan, Entrada, and VCC Project that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. IPM is a strategy that focuses on long-term prevention or suppression of pest problems (i.e., insects, diseases and weeds) through a combination of techniques including: using pest-resistant plants; biological controls; cultural practices; habitat modification (Techniques 1–6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). The Landscape and Integrated Pest Management Plan will address the following components: 1. Pest identification. 2. Practices to prevent pest incidence and reduce pest buildup. 3. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. 4. Establishment of action thresholds that trigger control actions. 5. Pest control methods—cultural, mechanical, environmental, biological, and appropriate pesticides. 6. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling. 7. Pesticide management—safety (e.g., Material Safety Data Sheets, precautionary statements, protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
applicators must be certified by the California Department of Pesticide Regulation). (*Reference to Section 4.4 refers to the Water Quality Section of the State-certified EIR.)*				
11. NOISE				
ES/VCC-MM-NOI-1: For all construction-related activities, the Applicant shall implement the following: • The Applicant shall utilize construction equipment equipped with optimal exhaust muffler systems consistent with FHWA guidance to achieve a noise reduction of 10 dBA or more. • All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise due to worn or improperly maintained parts is generated consistent with FHWA guidance. • The Applicant shall utilize construction equipment that incorporates features to dampen metal surfaces and minimize metal-to-metal contact, consistent with FHWA guidance.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-2: When construction operations occur adjacent to off-site occupied residential uses, the construction contractor(s) shall: (1) locate stationary construction equipment as far away as feasible from nearby receptors; (2) prohibit the idling of construction equipment; (3) notify adjacent residences in advance of construction work; and (4) install temporary acoustic barriers or noise blankets around stationary construction noise sources. These barriers shall be made featuring	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
weather-protected, sound-absorptive material on the construction-activity side of the noise barrier and must be installed in a location that completely blocks line-of-sight between the construction noise source and adjacent sensitive receptors.				
ES/VCC-MM-NOI-4: Prior to the start of construction and maintained for the duration of construction, the Applicant shall clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. The superintendent shall ensure that all complaints received are logged noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.	Maintain log demonstrating compliance	Prior to the start of construction	Applicant	• LACDRP
12. PALEONTOLOGICAL RESOURCES				
RMDP/SCP-PR-1: A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. (a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of excavation are being fully monitored for the presence of paleontological resources. The number of required monitors shall be determined by Project's	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
monitoring paleontologist. (b) The older dissected Pleistocene formations have a moderate potential to yield paleontological resources and will require halftime monitoring during all grading activities by a qualified paleontologist(s). Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done at the end of each phase of grading. This reassessment of potential will be used to develop mitigation plans for future phases of development. If fossil production is lower than expected, the duration of the monitoring efforts should be reduced to less than continuous monitoring during all grading activities.				
RMDP/SCP-PR-2: The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-PR-3: Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.				
RMDP/SCP-PR-4: Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR, and is available for public review at the Los Angeles County Department of Regional Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.	Maintain log demonstrating compliance	Prior to grading	Applicant	• LACDRP
RMDP/SCP-PR-5: Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History (or similar institution). Most institutions are now requiring, as conditions for accepting the materials, that significant fossils be prepared, identified to a reasonable	Submit copy of curation agreement to LACDRP	Prior to grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
level, and catalogued before donation. Therefore, to meet these requirements, prior to the start of Project-related grading, an agreement shall be reached with a suitable scientific repository regarding acceptance of the fossil collection.				
RMDP/SCP-PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.	Maintain log demonstrating compliance	During grading/ following completion of grading	Applicant	• LACDRP
RMDP/SCP-PR-7: To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.	Submit final report regarding paleontological monitoring	Following completion of grading	Applicant	• LACDRP
13. PUBLIC SERVICES—SHERIFF PROTECTION AND SCHOOLS				
ES/VCC-PDF-PS-1: Any gated entrances to the Project Site subareas shall incorporate a Knox-Box entry system or equivalent.	Submit building plan(s) showing gate entry systems	Prior to installation of gates	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
ES/VCC-PDF-PS-2: The Project Applicant, its successors or designees shall notify the Los Angeles County Sheriff's Department and California Highway Patrol prior to any Project-related lane closures or other road construction and ensure emergency access remains clear and unobstructed.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-3: During construction, construction signs shall be posted with a reduced construction zone speed limit per guidance from the California Highway Patrol.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-4: Upon completion, the Applicant shall provide the Santa Clarita Valley Station Commander with a diagram of each portion of the Project Site, including building entries and access routes.	Submit as-built site plans with access routes	Upon completion of development within each planning area of the site	Applicant/ Residential and/or Commercial Developer(s)	• LACSD
ES/VCC-PDF-PS-5: Prior to commencement of construction, the Project Applicant shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize the potential for trespass, theft, and other unlawful activity.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-6: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District.	Provide verification of compliance from School District	Prior to building permit issuance	Applicant	• LACDPW
ES/VCC-PDF-PS-7: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.	Provide verification of compliance from School District	Prior to building permit issuance	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
ES/VCC-PDF-PS-9: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Saugus Union School District.	Provide verification of compliance from School District	Prior to building permit issuance	Applicant	• LACDPW
14. TRANSPORTATION/TRAFFIC				
ES/VCC-PDF-TR-1: Prior to any construction activities and/or issuance of required encroachment permits from the County of Los Angeles, the City of Santa Clarita, and/or Caltrans, a detailed Construction Traffic Management Plan shall be submitted to the relevant agency or agencies for review and approval, consistent with each agency's established codes and procedures. The Construction Traffic Management Plan shall include the following, as required by the applicable agency or agencies: • Provisions for traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag persons), as needed; • Scheduling construction activities to reduce the effect on traffic flow on arterial streets, including limiting construction worker arrivals immediately prior to opening hours at Six Flags Magic Mountain; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers on streets impacted by Project construction; • Detour signs, as needed; • Provisions to configure construction parking to minimize	Submit Construction Traffic Management Plan	Prior to construction and/or issuance of encroachment permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
traffic interference; • Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the roadway construction (mitigation) activities during all phases of construction activities; • Provisions to maintain emergency access at all times in the event temporary lane closures are necessary for the installation of utilities; and • With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas.				
RMDP/SCP-TR-5: The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, and 7 only.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW
RMDP/SCP-TR-7: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2 through 7.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW
RMDP/SCP-TR-8: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Via Princessa east of Santa Clarita Road by increasing the planned six-lane roadway to a six-lane roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, 4 and 5 only.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(As a clarification, Via Princessa, would be increased from a planned six-lane roadway to an eight-lane roadway. The Entrada South Project's fair share of the cost of this improvement is 0.3%.)				
15. TRIBAL CULTURAL RESOURCES				
Refer to Section 5, Cultural Resources, above.				
16. WILDFIRE				
ES/VCC-PDF-WF-1: Prior to any construction activities, a detailed Construction Fire Prevention Plan (CFPP) shall be prepared for the Modified Project and submitted to the Los Angeles County Fire Department (County Fire) for review and approval. The CFPP shall designate fire safety measures to reduce the possibility of fires during construction activities, including fire watch during hot works and heavy machinery activities (e.g., welding), spark arresters on all equipment, water supply via hose lines attached to hydrants, or a water tender pursuant to County Fire requirements, red flag period restrictions, and mandatory on-site fire resources. Employees would be presented with basic prevention fire training upon employment and the on-site safety officer and/or supervisor/foreman shall maintain documentation of training. Training shall include reviewing the Modified Project's Fire Protection Plan, and Occupation Safety and Health Administration (OSHA) Fire Protection and Prevention guidance on the proper response and notification of a fire and the use of fire extinguishing equipment. A site safety officer shall be responsible for the implementation of the CFPP, ensuring fire control equipment are maintained in good working conditions,	Submit Construction Fire Prevention Plan	Prior to commencement of construction	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
monitoring combustibles onsite, conducting fire safety surveys, posting fire rules in an area visible to employees, stopping work activities that pose a fire hazard or are not in compliance with the CFPP, and reporting all fire ignited on site to County Fire.				
ES/VCC-PDF-WF-2: Prior to bringing lumber or combustible materials related to building construction onto the Modified Project Site, site improvements within the active development area shall be in place, including utilities, operable fire hydrants, and an approved, temporary roadway surface and fuel modification zones shall be established. Combustible materials may be utilized on-site prior to stated site improvements as needed for providing the improvements (e.g., wood forms for cast-in-place concrete). The applicant shall submit site improvement plans to County Fire prior to the issuance of the building permits.	Submittal of site improvement plans	Prior to issuance of building permits	Applicant	• LACFD
ES/VCC-PDF-WF-3: All vegetation management with the Fuel Modification Zones (FMZs) and common areas shall be completed annually by May 1 of each year. Vegetation management may be completed more often for fire safety if determined necessary by County Fire. The Modified Project Homeowners' Association (HOA) or equivalent entity shall be responsible for the annual maintenance of all vegetation management within the FMZs in the common areas ensuring compliance with Los Angeles County Fire Department (County Fire) fuel modification guidelines. Property owners will be responsible for maintaining the Ember Resistant Zone (ERZ) and any fuel modification within their property. The annual maintenance would be managed and maintained	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
by the Modified Project HOA through a qualified contractor that shall be required to meet fire safety requirements regarding equipment, the timing of maintenance, and fire suppression capabilities. Maintenance activities would include but not be limited to removing dead and dying material, removing undesirable plant species, and conducting thinning activities to maintain adequate spacing requirements. The Modified Project HOA or similar entity shall be responsible for ensuring the long-term funding and ongoing compliance with all provisions of the FPP including, vegetation planting, fuel modification of the perimeter areas, vegetation management on all common areas including roadsides, and open space areas under their control (if not considered Entrada Spineflower Preserve). The Modified Project HOA shall be responsible for the implementation of the annual FMZ maintenance subject to ongoing enforcement by County Fire.				
ES/VCC-PDF-WF-4: By June 1 of each year, a third-party inspector shall be hired by the Modified Project HOA or equivalent entity to conduct an annual inspection of the Fuel Modification Zones (FMZs), including the Ember Resistant Zone (ERZ) and FMZs that are within private property. The inspector would evaluate the FMZs for compliance with regulations and that they are operating accordingly. The inspector shall notify the HOA of any non-compliant FMZs, recommend measures for remediation, and a timeframe for reinspection. The Modified Project HOA shall be responsible for the long-term funding of the inspections. An inspection report shall be submitted to County Fire each year documenting inspection results and compliance with County FMZ	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
requirements.				
ES/VCC-PDF-WF-5: The Modified Project residents and occupants shall be provided with ongoing education regarding wildfire, the FPP, and the Wildland Fire Evacuation Plan. The education program would support fire safety, evacuation practices, and fire safety features designed for the community. The Wildfire Education Program would provide target outreach to residents and occupants living in a fire risk area and would be a layered approach to maintaining high wildfire risk awareness that includes active and passive features. Contents of the educational program would be reviewed and approved by Los Angeles County Fire Department (County Fire) before printing and distribution. The Modified Project HOA or similar entity shall be responsible for the ongoing funding and maintenance of the wildfire education program. The educational program shall consist of the following: 1. Bi-annual email and mailers: Residents and occupants will be provided with bi-annual emails and mailers in April and in August. Mailers would be sent to each property address and property owners would receive digital copies. Property owners would be highly encouraged to share this information with tenants should they choose to rent their property. The mailers and emails would include information such as reminders about annual defensible space inspections, maintaining the Ember Resistant Zone (ERZ), how to prepare for wildfire season, evacuation information, and how to prevent wildfires. There would also be links to various resources on where to get trusted information such as County Fire, 211 LA County, and	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Ready LA County. 2. Website: There shall be a dedicated community website with more detailed information and resources about wildfire awareness and prevention. The website would serve as a centralized resource for the fire education program and include information from the FPP. The website will also have fire watch and red flag warning alerts, as well as information on restrictions during fire weather conditions. Residents will also be able to use the website to sign up for an annual residential defensible space inspection from the HOA Fire Committee. 3. Community workshops and webinars: Two times a year there shall be either in-person or virtual community workshops. The goal of the workshops would be to cover various fire topics more in-depth. For example, this could include having a County Fire representative come to meet the community, a workshop on how to make a go-bag, a workshop on how to make a residential evacuation plan, or how to maintain the home ignition zone. 4. New resident packet: All residents and new residents in the future shall also be presented with a wildfire awareness and safety package upon purchase or rental of a home. This would also be given to businesses as part of their employee training program. Within the package will be a memory stick with the evacuation plan, a list of fire protection features, information on the regional fire hazard, prohibited activities in fire risk areas, how to build a go-bag, and a list of agencies and resources for receiving trusted information.				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
5. Emergency alert campaign: Residents and businesses would be encouraged to sign up for Alert LA County. Alert LA County is the mass notification system for emergency alerts, weather alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies. The campaign shall occur annually and encourage residents to sign up for Alert La County. Reminders would also be sent out in the bi-annual mailers and emails, on the community website, in the workshops, and the new resident package.				
6. Fire watch groups: Within the community, there shall also be volunteer fire watch groups. These would be residents or businesses who volunteer to participate in a fire watch group for the community. During red flag warning days, this group would be responsible for reminding businesses and residents of fire-safe practices and restrictions. During red flag warning days, the fire watch group would also maintain vigilance of potential fires and would be trained on procedures for alerting County Fire in the event of a fire.				
7. HOA fire safety committee: The fire safety committee shall be responsible for overseeing the maintenance of community-wide fire protection features. Residents would be able to report fire hazards or hazardous fuel conditions to the HOA committee for remediation. The committee will be responsible for the coordination of the 3rd party Fuel Modification Zone (FMZ) inspections and the volunteer residential defensible space				

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
inspections. The committee shall also be responsible for organizing and coordinating an annual education workshop on how to maintain the ERZ. The committee shall also be responsible for the creation and distribution of the educational program for the Modified Project. The committee would serve as a communication link between County Fire and the community.				
ES/VCC-PDF-WF-6: The Modified Project shall formally adopt, practice, and implement a "Ready!, Set!, Go!" approach to evacuation through the creation of a Wildland Fire Evacuation Plan (WFEP) for the Modified Project. The WFEP would be based on standard evacuation planning used by the Los Angeles County Office of Emergency Services and provide residents and occupants with potential egress route information and procedures. The WFEP would be provided to the Entrada South and VCC residents and commercial tenants and posted on the community website. The WFEP would be reviewed by residents at least annually through organized meetings and educational outreach by the HOA, Community Services District, or other means.	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP
RMDP/SCP- PH-7: All development of the Newhall Ranch Specific Plan site and the VCC and Entrada Planning Areas shall be in compliance with the provisions of Los Angeles County Code, Title 21, Chapter 21.24, for secondary evacuation access. (This mitigation measure would be achieved through compliance with the referenced County Code regulatory provisions, which establish secondary evacuation access standards. Because the Modified Project is required to	Submit plans indicating compliance	Prior to issuance of building permits	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
comply with the County Code provisions referenced in this measure, no further action on this measure is required.)				
RMDP/SCP- PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.	Submit Wildfire Fuel Modification Plan	Prior to issuance of building permits	Applicant	• LACFD • LACDRP

[a] *As indicated below, the Project Applicant will, as appropriate, maintain an implementation log to document compliance with various mitigation measures and PDFs identified in this MMRP. Results contained in the implementation log will be submitted to the County in the Project Applicant's annual report to the extent applicable. Depending on the nature of the measure, compliance may be documented in a single occurrence (i.e., once the action is completed) or on an ongoing or periodic basis, as appropriate, based on the specific requirements of each measure.*

Table 14
Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries

Trees	
red willow	*Salix laevigata*
arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii*
black cottonwood	*Populus balsamifera* ssp. *trichocarpa*
western sycamore	*Platanus racemosa*
Shrubs	
mulefat	*Baccharis salicifolia*
sandbar willow	*Salix exigua*
arrow weed	*Pluchea sericea*
Herbs	
mugwort	*Artemisia douglasiana*
western ragweed	*Ambrosia psilostachya*
cattail	*Typha latifolia*
bulrush	*Scirpus americanus*
prairie bulrush	*Scirpus maritimus*

This is a recommended list. Other species may be found suitable based on site conditions and state and federal permits.

Table 15
Additional RMDP/SCP BIO-22c Oak Tree Replacement Ratios

Trunk Diameter*	Mitigation Ratio
8–35	0.5:1
36+	2.5:1

** Trunk diameter measured at 4.5 feet above mean natural grade. Mitigation required for single-stem oaks with a minimum 8-inch diameter and multi-stem oaks with a combined diameter of 12 inches.*

Table 16
Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type

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

APPENDIX 2

MITIGATION MONITORING AND REPORTING PROGRAM— ACRONYMS, SHORTENED TERMS, AND ABBREVIATIONS

ACOE	Army Corps of Engineers
AEA	Additional Environmental Analysis
AG	Agriculture and Forest Resources
APLIC	Avian Power Line Interaction Committee
AQ	Air Quality
BACT	Best Available Control Technology
BIO	Biological Resources
BMP	Best Management Practices
Cal/OSHA	California Division of Occupational Safety and Health
CalGEM	California Geologic Energy Management Division
Cal-IPC	California Invasive Plant Council
Caltrans	California Department of Transportation
CAM	Cismontane alkali marsh
CARB	California Air Resources Board
CBC	California Building Code
CC&R	Covenants, Conditions, and Restrictions
CDFG	California Department of Fish and Game (became CDFW)
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife (formerly CDFG)

CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFPP	Construction Fire Prevention Plan
CGS	California Geological Survey
CHP	California Highway Patrol
CLAOTO	County of Los Angeles Oak Tree Ordinance
CMIP	Comprehensive Mitigation Implementation Plan
CNLM	Center for Natural Lands Management
Corps	Army Corps of Engineers
County Fire	Los Angeles County Fire Department
CR	Cultural Resources
CRHR	California Register of Historic Resources
CVN	Compliance Verification Notice
dbh	diameter at breast height
DOGGR	Department of Conservation, Division of Oil, Gas and Geothermal Resources (now CalGEM)
DPW	Department of Public Works
E-Bike	Electric Bike
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ERZ	Ember Resistant Zone
ES/VCC	Entrada South/Valencia Commerce Center
EV	Electric Vehicle
FHWA	Federal Highway Administration

FMZ	Fuel Modification Zone
FPP	Fire Prevention Plan
GEO	Geology and Soils
GHG	Greenhouse Gas
GPS	Global Positioning System
GRR	Geomorphology and Riparian Resources
HARC	Hybrid Assessment of Riparian Communities
HOA	Home Owners' Association
IPM	Integrated Pest Management
ITP	Incidental Take Permit
JPA	Joint Powers Authority
LACDAC	Los Angeles County Department of Arts and Culture
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LID	Low Impact Development
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
Modified Project	Project
MOU	Memorandum of Understanding
MTCO2e	Metric Tons Carbon Dioxide Equivalent
NEV	Neighborhood Electric Vehicle
NLMO	Natural Lands Management Organization

NOI	Noise
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OSHA	Occupation Safety and Health Administration
PDF	Project Design Feature
PH	Potentially Hazardous
PR	Paleontological Resources
PS	Public Services
Retrofit Program	Building Retrofit Program
RMDP/SCP	Resource Management and Development Plan and Spineflower Conservation Plan
RMP	Resource Management Plan
RMW	RMW Paleo Associates, Inc.
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SCGC	Southern California Gas Company
SCH	State Clearinghouse
SCP	Spineflower Conservation Plan
SEA	Significant Ecological Area
SEIR	Supplemental Environmental Impact Report
SMA	Special Management Area
SoCalGas	Southern California Gas Company
SOON	Surplus Off-Road Opt-In for NO_X
SP	Specific Plan

Spineflower Preserve	Spineflower Conservation Area
sq. ft.	square feet
SUSMP	Standard Urban Stormwater Mitigation Plan
SW	Jurisdictional Waters and Streams
SWPPP	Stormwater Pollution Prevention Plan
TDM	Transportation Demand Management
TMO	Transportation Management Organization
TR	Transportation/Traffic
TSF	Thousand Square Feet
USFWS	United States Fish and Wildlife Service
VCC	Valencia Commerce Center
VMT	Vehicle Miles Traveled
VR	Visual Resources
WEAP	Worker Environmental Awareness Program
WF	Wildfire
WFEP	Wildland Fire Evacuation Plan
WQ	Water Quality
ZEV	Zero Emission Vehicle
ZNE Report	Zero Net Energy Confirmation Report
ZNE	Zero Net Energy

Table 2
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
1. AESTHETICS, VIEWS, AND LIGHT AND GLARE				
RMDP/SCP-PDF-VR-1: During construction, temporary green screen construction fencing 6 feet tall shall be placed on-site adjacent to public roadways to screen much of the construction activity from view at street level.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-PDF-VR-2: During construction, all security lighting shall be properly shielded and projected downwards such that light is focused on construction equipment or materials and not on adjacent roadways or off-site areas.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-PDF-VR-3: Prior to issuance of a building permit, the Project Applicant shall submit Design Guidelines to the County of Los Angeles Department of Regional Planning. The Design Guidelines shall address such issues as site planning, architecture, walls and fencing, landscape design, lighting, signage, and general design themes for each of the major land use categories in the community. In particular, the Design Guidelines shall establish the following: • Major utility systems, including potable water, recycled water, wastewater, electricity, natural gas, and cable/internet, shall be placed underground. • Utility/service areas shall be treated (i.e., through the use of color, landscaping, screening, etc.) to minimize visual impact. • Rooftop equipment shall be screened from view from public streets. • Outdoor lighting within the Project Site shall be projected downwards to illuminate the intended surface	Submit Design Guidelines	Prior to issuance of first building permit	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and minimize light spillover and glare generation; and shall consist of low-intensity downlights or be equipped with louvers, shields, hoods, or other screening devices, as appropriate. • Only non-reflective or low-reflective building materials, or those treated with a standard non-reflective or low-reflective glazing, shall be used on building exteriors.				
VCC-PDF-VR-1:[b] Development of the proposed project will be in accordance with design concepts specified in CUP 87-360. Guidelines have been developed to preserve key views and open space. Significant ridgetop areas totaling nearly 300 acres will be permanently allocated as natural open space.	Approval of VTPM	Prior to approval of VTPM	Applicant	• LACDRP
VCC-PDF-VR-2: Over 40% of the site will be open space and include large areas of coastal sage scrub/chaparral vegetation, flood control channels, and the SCE easement.	Maintain log documenting compliance	Prior to issuance of first building permit	Applicant	• LACDRP
VCC-PDF-VR-3: Graded areas that are not developed will be replanted with drought tolerant, fire resistant native and non-native species.	Depict on landscape plans	Prior to landscape plan approval	Applicant	• LACDRP
VCC-PDF-VR-4: Temporarily removed riparian vegetation will be replaced, so that there is no net loss of habitat.	Depict on habitat restoration plan	Prior to issuance of first building permit	Applicant	• LACDRP
VCC-PDF-VR-10: The design concept for the proposed project employs architecture reflecting contemporary styles and materials. All roof equipment including heating, air conditioning and ventilation equipment, will be located or screened so as not to be visible from neighboring sites or adjacent streets.	Depict on building plans	Prior to issuance of building permit	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
VCC-PDF-VR-11: Landscaping will be used extensively to provide visual cohesiveness for the entire development, and to provide, where applicable, transitions between manmade features and native terrain.	Depict on landscape plans	Prior to landscape plan approval	Applicant	• LACDRP
VCC-PDF-VR-12: Outdoor lighting within the proposed project area will be placed and shielded so that it will not cause excessive glare or light spillage onto neighboring areas.	Depict on building plans	Prior to issuance of building permit	Applicant	• LACDRP
VCC-PDF-VR-18: The SCE Easement shall remain as shown on Exhibit B of the Conditional Use Permit, with the exception that (i) the Permittee shall construct a paved access road in accordance with SCE standards, and (ii) SCE may make changes to the easement areas which are beyond the control of the Permittee.	Depict on VTPM 18108	Prior to approval of VTPM 18108	Applicant	• LACDRP
RMDP/SCP-VR-1: Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	• LACDPW
RMDP/SCP-VR-2: Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	• LACDPW
2. AGRICULTURE AND FOREST RESOURCES				
RMDP/SCP-AG-1: In order to minimize the premature conversion of agricultural lands and to track that conversion, prior to issuance of the first grading permit in	Maintain log demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the Project area where agricultural soils are designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), the applicant or its designee shall prepare a phasing map to document the phased discontinuation of existing agricultural activities located within the Project area over the course of its development.				
RMDP/SCP-AG-2: Newhall Land shall dedicate a permanent agricultural conservation easement for 138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands.	Maintain log demonstrating compliance	In conjunction with the dedication of the Salt Creek conservation area	Applicant	• LACDRP
3. AIR QUALITY				
ES/VCC-PDF-AQ-1: During the Project's grading phase, 2010 or newer diesel haul trucks shall be used to transport on-site soil to the extent available.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-2: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. At a minimum, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for non-road diesel engines promulgated by the U.S. Environmental Protection Agency. In addition, all off-road diesel-powered construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB), provided those devices are commercially available and: (1) achieve the standards of the California Division of Occupational Safety and Health	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(also known as Cal/OSHA); (2) are consistent with the construction equipment warranty requirements; (3) are compatible with equipment specifications of the construction equipment manufacturer; and (4) do not otherwise interfere with the proper functioning of the construction equipment. Any BACT devices used shall achieve emissions reductions that are equal to or greater than a Level 3 diesel emissions control strategy for a similarly-sized engine, as defined by CARB regulations, provided that the devices are commercially available and satisfy the four requirements enumerated above.				
ES/VCC-PDF-AQ-3: During the Project's construction contract bidding phase, each construction contractor shall be provided with informational materials regarding the South Coast Air Quality Management District's Surplus Off-Road Opt-In for NO_X (SOON) Program.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-4: During the Project's construction phase, only street sweepers that are certified under Rule 1186 and Rule 1186.1 of the South Coast Air Quality Management District shall be used.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-5: During the Project's construction phase, electricity from on-site power poles shall be utilized where available (i.e., where accessible relative to the area of construction activity). In the event of an emergency or during a power outage, the use of generators shall be permissible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-AQ-6: The Project shall install high-efficiency public street and area lighting. Area lighting is defined to include any private common space lighting (e.g., within or along parks, sidewalks, and landscaping)	Submit building plans	Prior to issuance of building permits	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
that is not otherwise regulated by the California Building Energy Efficiency Standards (Title 24). For purposes of this measure, the Project also may use solar-powered lighting in lieu of high-efficiency lighting.				
ES/VCC-PDF-AQ-7: When residential appliances are offered by homebuilders, the Project shall install Energy Star appliances (specifically, clothes washers, clothes dryers, dish washers, fans, and refrigerators) in the single-family and multi-family residences.	Maintain log demonstrating compliance	During Construction	Applicant/ Residential Developer	• LACDPW
RMDP/SCP-AQ-3: Suspend the use of all construction equipment during first-stage smog alerts.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-4: Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-5: Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-6: Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-7: Use on-site electricity or alternative fuels rather than diesel powered or gasoline-powered generators, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-12a. Construction shall be planned in such a way as to minimize heavy construction activity involving the use of diesel-fueled construction equipment within 500 meters of an occupied residence to the extent	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
practical. Heavy construction activity that occurs within 500 meters of an occupied residence that involves the use of diesel-fueled construction equipment shall prohibit non-essential idling and shall utilize equipment certified to the Tier 2 or newer emission standard. Equipment shall be routed in such a way as to minimize travel within 500 meters of an occupied residence to the extent practical. *(This measure remains applicable to the VCC Planning Area; however, Tier 3 and Tier 4 is now required per Mitigation Measure ES/VCC-MM-AQ-2, which exceeds the requirements for Tier 2 equipment described in this measure.)*				
4. BIOLOGICAL RESOURCES				
RMDP/SCP-AEA-PDF-3-1: To avoid impacts on the unarmored threespine stickleback, as well as other sensitive fish in the Santa Clara River, no construction activities shall take place in the wetted channel of the Santa Clara River. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this PDF will also be applied to the wetted channel of Castaic Creek within the VCC Planning Area.)*	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County identifying where construction activities in Castaic Creek have occurred and demonstrating that such activities have not taken place in the wetted channel of the River.	Prior to construction	Applicant	• CDFW • LACDPW
RMDP/SCP-AEA-PDF-3-8: With respect to the temporary haul route bridges, all steel pile supports shall be installed and removed when the column and pile locations are outside of the wetted portion of the Santa	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County	Prior to construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Clara River and when there is a clear weather window as predicted by NOAA weather data. A clear weather forecast is defined for this project as a 40 percent or less chance of a 0.1 inch or greater precipitation event within the next 48 hours. Modular bridge decks, and all travel surface materials above the deck, shall be removed from the river prior to November 30 and shall not be installed until after May 1 of each year they are in use, consistent with NOAA weather data. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this PDF will also be applied to the wetted portion of Castaic Creek within the VCC Planning Area. To reflect hydrologic conditions specific to Castaic Creek, any modular bridge decks and travel surface materials shall not be installed until after April 1 of each year they are in use. To incorporate this design feature in the event a temporary at-grade crossing is used in lieu of a temporary haul route bridge, a functionally equivalent PDF, VCC-PDF-BIO-2, has been added to the MMRP for the Project.)*	confirming that such bridge construction activities adhere to this Project Design Feature.			
RMDP/SCP-AEA-PDF-3-11: All construction dewatering of seepage water, associated with bank stabilization shall be conducted in a manner that does not create a risk of fish stranding, either through draw down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic*	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such bridge construction activities adhere to this Project Design Feature.	Prior to construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Creek under certain conditions, this PDF will also be applied to bank stabilization construction within Castaic Creek in the VCC Planning Area.)				
RMDP/SCP-AEA-PDF-3-12: All long-term maintenance of project facilities on the Santa Clara River shall adhere to timing and work zone restrictions, specifically: (1) maintenance activities shall not take place in the wetted channel of the Santa Clara River; (2) maintenance, repair or replacement of bridge structures requiring access to the riverbed shall be restricted to the period from June 1 to September 30; (3) any dewatering necessary during any maintenance activities shall not create a risk of fish stranding, either through draw down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback, nor shall it involve direct removal of surface water from, or discharge to, the wetted channel of the Santa Clara River. *(Although the VCC Planning Area does not contain any part of the Santa Clara River, to avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this PDF will also be applied to the wetted channel of Castaic Creek within the VCC Planning Area. However, item (2) is not applicable to the VCC Planning Area, as the Project will not construct any permanent bridge structure across the Santa Clara River or Castaic Creek that would require maintenance, repair, or replacement.)*	Applicant/LA County Dept. of Public Works shall prepare and submit maintenance activity reports to CDFW confirming that such bridge maintenance activities adhere to this Project Design Feature.	During bridge maintenance	Applicant	• CDFW • LACDPW
VCC-PDF-BIO-1: Within six months following completion of development within the VCC Planning Area, the Applicant shall offer a conservation easement (as defined	Offer Conservation Easement	During Operation	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in Civil Code Section 815.1) over preserved streambeds and riparian areas within Castaic Creek and Hasley Canyon that are subject to the California Department of Fish and Wildlife's jurisdiction under Fish and Game Code Sections 1602 et seq. to ensure those areas are maintained in an undeveloped, open space condition in perpetuity. The conservation easement shall be offered to a qualified natural lands management organization or other entity qualified to hold conservation easements under Civil Code Section 815.3.				
VCC-PDF-BIO-2: With respect to any at-grade temporary haul route crossing of Castaic Creek, such crossing shall be installed and removed when the crossing location is outside any wetted portion of Castaic Creek and when there is a clear weather window as predicted by NOAA weather data. A clear weather forecast is defined for this project as a 40 percent or less chance of a 0.1 inch or greater precipitation event within the next 48 hours. Upon removal of any at-grade crossing, the bed and banks of Castaic Creek shall be restored to pre-construction elevations and contours and revegetated with native vegetation cover. (*This design feature, addressing at-grade temporary haul route crossings, is functionally equivalent to RMDP/SCP-AEA-PDF-3-8, which applies to temporary haul route bridges.)*	Applicant shall prepare and submit mitigation monitoring reports to CDFW and the County confirming that such ~~bridge~~ crossing construction activities adhere to this Project Design Feature.	Prior to construction	Applicant	• CDFW • LACDRP
SP-4.6-1: The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat.	Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 ensure compliance with	Prior to approval of revegetation plans	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly Endangered or Threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.	this measure by requiring mitigation plan approval, mitigation site approval and mitigation reporting. No additional reporting is required pursuant to this measure.			
SP-4.6-2: A qualified biologist shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and mitigation implementation reporting. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP
SP-4.6-3: Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or a U.S. Army Corps of Engineers Section 404 Permit, and shall include: • Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. • The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency.	measure.			
SP-4.6-4: The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparation, soil stockpiling, soil amendments, etc.), including the need for a supplemental irrigation system, if any.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-5: Restoration of riparian habitats within the River Corridor SMA shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the River Corridor SMA or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration of riparian habitat shall be listed on the approved project plant palette (Specific Plan Table 2.6-1, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting State and Federal agencies.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. The recommended plant species specified in Specific Plan Table 2.6-1 are superseded by the CDFW-approved plant species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14. No additional reporting is required pursuant to this	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	measure.			
SP-4.6-6: The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-7: The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-8: The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the River (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
federal agency.	measure.			
SP-4.6-9: Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	Mitigation Measure RMDP/SCP-BIO-12 ensures compliance with this measure by requiring reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	During Revegetation Activities	Applicant	• Corps • CDFW • LACDRP
SP-4.6-10: Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-11: Habitat enhancement as referred to in this document means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (e.g., grazing, roads, oil and natural gas operations, etc.) or have been invaded by non-native plant species such as giant cane (Arundo donax) and tamarisk (Tamarix sp.).	This measure provides a definition of "habitat enhancement" and does not impose any substantive requirements. No reporting is required	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	pursuant to this measure.			
SP-4.6-13: To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Specific Plan Table 2.6-1).	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). The recommended plant species specified in Specific Plan Table 2.6-1 are superseded by the CDFW-approved plant species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-14: Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid "natural" reestablishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-15: Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarix* sp.), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly Endangered or Threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. • Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-16: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	This measure applies only to the extent mitigation banking is conducted as part of Project activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No further	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	action or reporting is required pursuant to the measure.			
SP-4.6-26a: Two types of habitat restoration may occur in the High Country SMA: (1) riparian revegetation activities principally in Salt Creek Canyon; and (2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs. • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures 4.6-1 through -4.6-11 and 4.6-13 through 4.6-16, above. • Mitigation requirements for oak tree replacement are set forth in Mitigation Measure 4.6-48, below.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-22 ensure compliance with this measure by requiring mitigation plan approval and Oak Resource Management Plan approval (see note above). No further reporting is required pursuant to this measure.	Approval of Revegetation Plans	Landowner	• Corps • CDFW • LACDRP
SP-4.6-27: Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b) 4. Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No further reporting is required pursuant to this measure.	During Enhancement Activities	Landowner/CNLM	• CNLM • LACDRP
SP-4.6-28: Mitigation banking activities for riparian habitats will be subject to State and Federal regulations	This measure applies only to the extent	Prior to Approval of Mitigation Banking	Applicant	• Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	mitigation banking is conducted as part of Project activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Program		• CDFW • LACDRP
SP-4.6-43: Suitable portions of Open Area may be used for mitigation of riparian, oak resources, or elderberry scrub. Mitigation activities within Open Area shall be subject to the following requirements, as applicable. • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking—Mitigation Measure 4.6-16.	To the extent the Project provides mitigation located in designated Open Area, measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 will ensure compliance with this measure by requiring mitigation plan approval, mitigation site approval and reporting of mitigation implementation. If mitigation banking is	During Mitigation	Manager of Open Area	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	conducted, measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.			
SP-4.6-47a: Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the Open Area land use designations, subject to the following requirements: • Mitigation banking activities for riparian habitats will be subject to State and Federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48, below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester	This measure applies only to the extent mitigation banking is conducted as part of Project activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Prior to Approval of Mitigation Banking Program	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP-4.6-48: Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): • To mitigate the impacts to oak resources that may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance.	To the extent the Project provides oak resource mitigation located in designated Open Area or the High Country SMA, measures RMDP/SCP-BIO-22 (for oak trees) or RMDP/SCP-BIO-88 (for mainland cherry or black walnut trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.	Prior to Final Subdivision Map Recordation	Applicant	• LA County Forester
SP-4.6-55: Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent Federal and State agencies and	Compliance with the requirement to obtain permits will be	Prior to Grading	Applicant	• Corps • CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the Specific Plan shall conform to the specific provisions of said permits. Performance criteria shall include that described in Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27, 4.6-28, and 4.6-42 through 4.6-48 for other sensitive habitats. *(This measure applies to the VCC Planning Area except that the requirement for the Specific Plan to conform does not apply.)*	documented by providing copies of permits authorizing impacts to jurisdictional waters. Compliance with the performance criteria required by this measure will be ensured through Mitigation Measures RMDP/ SCP-BIO-1, RMDP/ SCP-BIO-3 and RMDP/ SCP-BIO-12, which require mitigation plan approval, mitigation site approval and reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.			• LACDRP
SP-4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Building Permit Plot Plan Review	Prior to Issuance of Building Permit(s)	Applicant	• LACDRP
SP-4.6-58: To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board. *(This measure applies to the VCC Planning Area, except*	Compliance with this measure will be documented by providing the County with copies of annual reports required by any	Prior to Issuance of Grading Permit(s)	Project Engineer	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
that the reference to the Specific Plan does not apply.)	Regional Board NPDES permit and/or waste discharge requirements obtained for the VCC Planning Area.			
SP-4.6-62: When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed.	Compliance with this measure will be documented by providing copies of any required approvals for changes to an approved oak tree permit.	Prior to Issuance of Grading Permit(s)	Applicant	• LA County Forester
SP-4.6-63: Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	As specified in Mitigation Measure BIO-1	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-1: Mitigation Measures SP-4.6-1 through SP-4.6-16 specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as	The mitigation plans required by this measure will be reviewed and approved by natural resource	Mitigation plan approval by Corps/CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (SP-4.6-1 through SP-4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see RMDP/SCP BIO-2). However, the CMIP does not identify mitigation actions specifically for impacts to waters of the United States. But since these waters are a subset of CDFG jurisdiction, the necessary Corps mitigation requirements would be met or exceeded.[c] Detailed riparian/wetland mitigation plans, in accordance with the CMIP, shall be submitted to, and are subject to the approval of, the Corps and CDFG as part of the subnotification letters for individual projects. Individual project submittals shall include applicable CMIP elements, complying with the requirements outlined below. The detailed wetlands mitigation plan shall specify, at a minimum, the following: (1) the location of mitigation sites; (2) site preparation, including grading, soils preparation, irrigation installation, (2a) the quantity (seed or nursery stock) and species of plants to be planted (all species to be native to region); (3) detailed procedures for creating additional vegetation communities; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/ restoration area; (6) a list of criteria by which to measure success of the mitigation sites (e.g., percent cover and richness of native species, percent survivorship, establishment of self-sustaining native of plantings, maximum allowable percent of non-native species);	agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(7) measures to exclude unauthorized entry into the creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. The detailed wetlands mitigation plans shall also classify the biological value (as "high," "moderate," or "low") of the vegetation communities to be disturbed as defined in these conditions, or may be based on an agency-approved method (e.g., Hybrid Assessment of Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under BIO-2 and BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and BIO-2 and BIO-10 describe the replacement ratios for the habitats that will be impacted. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: approval of mitigation plans will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. Newhall shall record a conservation easement or declaration of restrictive covenants, in a form approved by CDFW, over all areas within the RMDP identified in the CMIP as providing mitigation for Project impacts prior to Project ground-disturbing activities, if not already recorded pursuant to the State-certified EIR and related approvals.)*				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-2: The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by creating habitats of similar functions and values/services (see BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR) on the Project Site, or as allowed under Mitigation Measure BIO-10. a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the Mitigation Plan for Impacts to Waters of the United States included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (i.e., an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be	The mitigation ratios required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Prior to impacts within Corps jurisdiction. Following approval of detailed riparian/wetland mitigation plans	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts. These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b. b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the subnotification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below: If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio. If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 13. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
established and mature. If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 0.5:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.) If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.) Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the subnotification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria: If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance. If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed,				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).				
RMDP/SCP-BIO-3: Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to jurisdictional areas or in areas where bank stabilization would occur. Locations where the excavation of uplands for bank protection/stabilization results in creation of new, unvegetated creek bed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may occur at locations outside the riverbed where there are appropriate hydrologic conditions to create a self-sustaining riparian vegetation community and where upland and riparian vegetation community values are absent or very low. All sites shall contain suitable hydrological conditions and surrounding land uses to ensure a self-sustaining functioning riparian vegetation community. Candidate restoration sites shall be described in the annual mitigation status report (see BIO-12). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the subnotification letters submitted for individual projects. Status of the sites will be addressed through agency review of the annual mitigation status report and	The mitigation plans required by this measure will be reviewed and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation accounting form agency review. Each mitigation plan will include acreages, maps and site-specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: mitigation site approval will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. The mitigation accounting form referenced in the measure is not required.)*				
RMDP/SCP-BIO-4: Replacement vegetation communities shall be designed to replace the functions and values of the vegetation communities being removed. The replacement vegetation communities shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation communities (see Table 14 for example of recommended plant species for the River Corridor SMA and tributaries). In addition, the replacement vegetation communities shall be designed to replicate the density and structure of the affected vegetation communities once the replacement vegetation communities have met the mitigation success criteria. *(Table number corresponds to the numbering in the VCC Bio Report. **Table 14**, Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries, is provided on page 325 of this MMRP.)*	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/CDFW prior to jurisdictional impacts Until success criteria are met.	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-5: Average plant spacing shall be determined based on an analysis of vegetation communities to be replaced. The applicant shall develop plant spacing specifications for all riparian vegetation communities to be restored. Plant spacing specifications shall be reviewed and approved by the Corps and CDFG when restoration plans are submitted to the agencies as part of the subnotification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: restoration plans will be reviewed and approved when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)*	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/CDFW prior to jurisdictional impacts Until success criteria are met.	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-6: The revegetation site will be considered "complete" upon meeting all of the following success criteria. In a subnotification letter, the applicant may request modification of success criteria on a project by project basis. Acceptance of such request will be at the discretion of CDFG and the Corps. 1. Regardless of the date of initial planting, any restoration site must have been without active manipulation by irrigation, planting, or seeding for a minimum of three years prior to Agency consideration of successful completion. 2. The percent cover and species richness of native vegetation shall be evaluated based on local reference	The criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by	From plan implementation through Corps/CDFW acceptance as complete	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
sites established by CDFG and the Corps for the plant communities in the impacted areas. 3. Native shrubs and trees shall have at least 80% survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment. 4. Non-native species cover will be no more than 5% absolute cover through the term of the restoration. 5. Giant reed (Arundo donax), tamarisk (*Tamarix ramosissima*), perennial pepperweed (*Lepidium latifolium*), tree of heaven (*Ailanthus altissimus*), pampas grass (*Cortaderia selloana*) and any species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval. 6. Using the HARC assessment methodology, the compensatory mitigation site shall meet or exceed the baseline functional scores of the impact area in Corps' jurisdictional waters, as described in the Conceptual Mitigation Plan for Waters of the United States. *(This measure applies to the VCC Planning Area with the following exceptions and/or changes: modification of success criteria may occur when the Applicant obtain permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. In addition, the HARC assessment may be replaced by another agency-approved method.)*	submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-7: If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria provided for in BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy(ies) to meet success requirements. This may include restoration elsewhere in the River Corridor or tributaries.	Status of mitigation sites and any replanting required pursuant to this measure will be reported in the annual mitigation monitoring reports required by Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-8: Temporary irrigation shall be installed as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self sustaining regarding survivorship and growth. Irrigation shall be terminated in the fall to provide the least stress to plants.	Temporary irrigation will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	RMDP/SCP-BIO-12			
RMDP/SCP-BIO-9: In areas where invasive exotic plant species control is authorized by CDFG in lieu of other riparian habitat mitigation (BIO-2), removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.	If exotic plant control is performed as mitigation, it will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	Continuing for five years after initial treatment	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-10: The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final Environmental Impact Report, dated February 2006, or the applicant may propose alternative methods and procedures for Corps and CDFG review and approval. Exotic plant species control will be credited at an acreage equivalent to the	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual mitigation status report and mitigation accounting form. If "in lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the status of exotic vegetation treatment.	additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-12: An annual monitoring report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in BIO-6. This report shall include any required plans for plant spacing, locations of candidate restoration and weed control sites or proposed "in lieu fees," restoration methods, and vegetation community restoration performance standards. For active vegetation community creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation, bare areas, and exotic vegetation; an accounting of colonization by native plants; and photographs. The report shall also include the mitigation account form (see BIO-11), which outlines account information related to species planted or exotics control and mitigation credit remaining. The annual mitigation and monitoring report shall document the current	Compliance with this measure will be documented by submitting copies of the annual mitigation monitoring reports to the County.	By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing for the life of the permit or until all credits have been used up for individual projects and success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
functional capacity of the compensatory mitigation site using the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States. *(This mitigation measure applies to the VCC Planning Area with the following exceptions and/or changes: The functional assessment of the compensatory mitigation site may use a method other than the HARC assessment methodology, subject to the approval of the Corps and CDFW. The mitigation account form referenced in the measure is not required because the VCC Planning Area will not utilize or require any permits issued for the RMDP.)*				
RMDP/SCP-BIO-13: The mitigation program shall incorporate applicable principles in the interagency Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605–58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the Section 404 or Section 2081 Permit or Section 1605 agreement shall preclude the Applicant from selling mitigation credits to other parties wishing to use those permits or that agreement for a project and/or maintenance activity included in the permits/agreement.	This measure applies only if the applicant sells mitigation credits to other parties. If credits are sold, CDFW and/or the Corps will approve the accounting and administration procedures at the time of mitigation approval. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-15: All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the	Compliance with this measure will be documented through annual mitigation monitoring reports	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in BIO-6. In addition, the growth and survival of the planted trees shall be monitored until they meet the self sustaining success criteria in accordance with the methods and reporting procedures specified in BIO-6, BIO-11, and BIO-12. *(This mitigation measure applies to the VCC Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with RMDP/SCP-BIO-11 is not required, because the VCC Planning Area will not utilize or require any permits issued for the RMDP.)*	submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-16: Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored on the Project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top six- to 12-inch-deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the Project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the Project biologist to be	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
inadequate for successful habitat establishment, the site shall be revegetated in accordance with the methods designed for permanent impacts (i.e., seeding, container plants, and/or a temporary irrigation system may be recommended). This will help ensure the success of mitigation areas. The Applicant shall restore the temporary construction area per the success criteria and ratios described in BIO-1, BIO-2, and BIO-6. Annual monitoring reports on the status of the recovery or temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (BIO-11 and BIO-12). *(This mitigation measure applies to the VCC Planning Area with the following exceptions and/or changes: mitigation accounting in accordance with Mitigation Measure RMDP/SCP-BIO-11 is not required, because the VCC Planning Area will not utilize or require any permits issued for the RMDP.)*				
RMDP/SCP-BIO-17: Focused surveys for arroyo toad shall be conducted. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for arroyo toad. The applicant shall contract with a qualified biologist to conduct focused surveys for arroyo toad. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and the Corps. The applicant	Compliance with the measure will be documented through pre-construction survey reports and, if applicable, construction monitoring reports submitted to CDFW.	Prior to and throughout construction of specified structures.	Applicant	• CDFW • USFWS • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall implement measures required by the USFWS Biological Opinion that either supplement or supersede these measures. If arroyo toads are determined to be present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG: 1. The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad. 2. Prior to the onset of construction activities, the applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information: a. A detailed description of the arroyo toad, including color photographs; b. The protection the arroyo toad receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the arroyo toad and other species during construction activities associated with the				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
proposed Project; and d. A point of contact if arroyo toads are observed. 3. All trash that may attract predators of the arroyo toad will be removed from work sites or completely secured at the end of each work day. 4. Prior to the onset of any construction activities, the applicant shall meet on site with staff from the USFWS and the authorized biologist. The applicant shall provide information on the general location of construction activities within habitat of the arroyo toad and the actions taken to reduce impacts to this species. Because arroyo toads may occur in various locations during different seasons of the year, the applicant, USFWS, and authorized biologists will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on arroyo toads. The goal of this effort is to reduce the level of mortality of arroyo toads during construction. The parties realize that, if arroyo toads are present, complete prevention of all mortality is likely not possible because some arroyo toads may occur anywhere within suitable habitat during any given season; the detection of every individual over large areas is impossible because of the small size, fossorial habits, and cryptic coloration of the arroyo toad. 5. Where construction can occur in habitat where arroyo toads are widely distributed, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any arroyo toads from within the fenced area to suitable habitat outside of the fence. If arroyo toads are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude arroyo toads will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG. 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of arroyo toads may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the applicant in scheduling its work activities accordingly. 10. If arroyo toads are found within an area that has been fenced to exclude arroyo toads, activities will cease until the authorized biologist moves the arroyo toads. 11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. 12. Any arroyo toads found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas designated for this purpose. All staging areas will be fenced within potential toad habitat. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times. 16. Drift fence/pitfall trap surveys will be implemented in toad sensitive areas prior to construction in an effort to reduce potential mortality to this species. Prior to any construction activities in the Project area, silt				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
fence shall be installed completely around the proposed work area and a qualified biologist should conduct a preconstruction/clearance survey of the work area for arroyo toads. Any toads found in the work area should be relocated to suitable habitat. The silt fence shall be maintained for the duration of the work activity. 17. The applicant shall restrict work to daylight hours, except during an emergency, in order to avoid nighttime activities when arroyo toads may be present on the access road. Traffic speed should be maintained at 15 mph or less in the work area. *(As written, this measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To protect resources that may have the potential to occur within Castaic Creek under certain conditions, this measure also applies to VCC Planning Area activities within Castaic Creek, with the following exceptions and/or changes: The USFWS Biological Opinion for the RMDP does not apply to the VCC Planning Area, but if the USFWS issues a biological opinion or other approval for the VCC Planning Area that addresses arroyo toad, the applicant shall implement any measures from such biological opinion or approval that either supplement or supersede this measure.)*				
RMDP/SCP-BIO-18: Conduct focused surveys for California red-legged frogs. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet	Compliance with the measure will be documented through pre-construction survey reports and, if applicable, construction	Prior to and throughout construction of specified structures.	Applicant/Qualified Biologist	• CDFW • USFWS • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
of construction sites and access roads shall be surveyed at the appropriate season for California red-legged frogs. The Applicant shall contract with a qualified biologist to conduct focused surveys for California red-legged frogs. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the Applicant provides concurrence from the USFWS to CDFG and Corps. If present, the Applicant shall implement measures required by the USFWS Biological Opinion for California red-legged frog that either supplement or supersede these measures. If present, the Applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG: 1. The Applicant shall retain a qualified biologist with demonstrated expertise with California red-legged frogs to monitor all construction activities in potential red-legged frog habitat and assist the Applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of California red-legged frogs. 2. Prior to the onset of construction activities, the Applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information: a. A detailed description of the California red-legged	monitoring reports submitted to CDFW.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
frogs, including color photographs; b. The protection the California red-legged frog receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the California red-legged frogs and other species during construction activities associated with the proposed Project; and d. A point of contact if California red-legged frogs are observed. 3. All trash that may attract predators of the California red-legged frogs will be removed from work sites or completely secured at the end of each work day. 4. Prior to the onset of any construction activities, the Applicant shall meet on-site with staff from the USFWS and the authorized biologist. The Applicant shall provide information on the general location of construction activities within habitat of the California red-legged frogs and the actions taken to reduce impacts to this species. Because California red-legged frogs may occur in various locations during different seasons of the year, the Applicant, USFWS, and authorized biologist will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on California red-legged frogs. The goal of this effort is to reduce the level of mortality of California red-legged frogs during construction.				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
5. Work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any California red-legged frogs from within the fenced area to suitable habitat outside of the fence. If California red-legged frogs are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude California red-legged frogs will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG. 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of California red-legged frogs may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the Applicant in scheduling its work activities accordingly. 10. If California red-legged frogs are found within an area that has been fenced to exclude California red-legged				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
frogs, activities will cease until the authorized biologist moves the California red-legged frog(s). 11. If California red-legged frogs are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the California red-legged frogs. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. 12. Any California red-legged frogs found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, access to deep perennial pools, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas, if possible, designated for this purpose. All staging areas will be fenced. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times. *(As written, this measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To protect resources that may have the potential to occur within Castaic Creek under certain conditions, this measure also applies to VCC Planning Area activities within Castaic Creek, with the following exceptions and/or changes: The USFWS Biological Opinion for the RMDP does not apply to the VCC Planning Area, but if the USFWS issues a biological opinion or other approval for the VCC Planning Area that addresses California red-legged frog, the applicant shall implement any measures from such biological opinion or approval that either supplement or supersede this measure.)*				
RMDP/SCP-BIO-20: Approximately 1,900 acres of coastal scrub shall be preserved on The Project Site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (BIO-1) using a "rough step" land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to	The 66.5 acres of coastal scrub required to be preserved by this measure may be preserved initially through a stand-alone offer of dedication or as part of a larger offer of dedication that includes lands preserved to offset RMDP impacts.	Upon recordation of tract map, unless previously recorded as part of another Newhall Ranch RMDP/SCP-related project or land dedication	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to BIO-21 will be implemented for coastal scrub restoration. *(This mitigation measure applies to the VCC Planning Area, with the following exceptions and/or changes: approximately 66.5 acres of coastal scrub shall be preserved on lands identified in the CMIP to offset impacts to coastal scrub associated with the VCC Planning Area. The preserved lands may include areas of the VCC Planning Area not subject to development, if identified in the CMIP as appropriate.)*				
RMDP/SCP-BIO-21: Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to BIO-20. Eight areas were identified in the Draft Newhall Ranch Mitigation Feasibility Report in the High Country SMA, Salt Creek area, and River Corridor SMA (Dudek 2007A) for coastal scrub restoration. In the event that coastal scrub restoration is required pursuant to BIO-20, the applicant shall develop a Coastal Scrub Restoration Plan, subject to the approval of CDFG. The plan shall specify, at a minimum, the following: (1) the location of mitigation sites to be selected from suitable mitigation land in the High Country and Salt Creek areas identified in the Feasibility Study; (2) a description of "target" vegetation (native shrubland) to include estimated cover and abundance of native shrubs; (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non native plants (e.g.,	If coastal scrub restoration is required pursuant to Mitigation Measure RMDP/ SCP-BIO-20 for all or part of the 66.5 acres of coastal scrub preserved as mitigation for VCC Planning Area impacts, the Coastal Scrub Restoration Plan and annual reports required by this measure will be submitted to CDFW. If coastal scrub restoration is not required pursuant to Mitigation Measure RMDP/SCP-BIO-20, no further action will be	Beginning five years after dedication, if functional value of burned habitat has not recovered by that time, and continuing until success criteria are met.	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (e.g., seed, potted nursery stock, etc. collected from within five miles of the restoration site), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/ restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when: (1) percent cover and species richness of native species reach 50% of cover and species richness at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning. Monitoring reports will describe all restoration/ enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe vegetation survival or establishment in quantitative terms.	required pursuant to this measure.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-22: a. Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (BIO-22b) and the additional measures required by this EIS/EIR (BIO-2 for woodlands in jurisdictional streambeds and BIO-22c and BIO-22d for upland areas). The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a description of proposed cover and number of native trees, shrubs, and grasses per acre to be established. This description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation	The Oak Resource Management Plan required by this measure has been prepared and approved by CDFW and the County of Los Angeles. No further action is required regarding the Plan. The applicant will implement oak tree mitigation as required by the Plan and this measure to offset impacts to oak trees within the VCC Planning Area.	Prior to final map recordation	Applicant	• LACDRP • CDFW • LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, *etc.*; (8) a schedule and action plan to maintain and monitor the enhancement/ restoration areas to include, at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in BIO-22b and BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat improvement/restoration efforts do not meet the success criteria stated in the plan.				
b. To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as "any oak tree measuring 36 inches or more in diameter") will be replaced at a ratio of 10:1. Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
the following standards: 1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester. 2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality occurs within that period. 3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to the standards outlined herein. 4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met. c. In addition to the CLAOTO requirements (BIO-22b), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above. Additional replacement ratios are provided in Table 15. d. Newhall will mitigate lost oak woodlands occurring on				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
upland sites (i.e., outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage. For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site. The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (BIO-22b). General performance standards for woodland creation or enhancement sites include the following: 1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
evaluation for successful completion. 2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan. 3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the "target" woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in Table 16. 4. Non-native grass cover shall not exceed the "target" woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined. *(Table number corresponds to the numbering in the VCC Bio Report.* [**Table 15**, Additional BIO-22c Oak Tree Replacement Ratios, and **Table 16**, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, are provided on page 326 of this MMRP.])				
RMDP/SCP-BIO-23: A final Spineflower Conservation Plan (SCP) shall be adopted and implemented after approval by CDFG, including the permanent dedication of	CDFW approval and adoption of the SCP and permanent protection of	Prior to spineflower impact on-site resulting from Project	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
preserves (see draft in Appendix 1.0). The proposed spineflower preserve areas shall be offered to CDFG as a permanent conservation easement within one year after issuance of the requested 2081 Permit to ensure long term protection. The conservation easement shall be to CDFG and contain appropriate funding and restrictions to help ensure that the spineflower preserve lands are protected in perpetuity. *(This measure applies to the VCC Planning Area without change in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	the spineflower preserves, have been completed. Reporting requirements of the SCP and associated permits will ensure implementation of SCP requirements associated with take of spineflower within the VCC Planning Area. No additional reporting is required pursuant to this measure.	activities until management responsibility transferred to NLMO		
RMDP/SCP-BIO-24: The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/ NLMO(s) for approval by CDFG. Newhall Land will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	Reporting requirements of the SCP and associated permits will ensure funding and management of the spineflower preserves in accordance with the SCP. No additional reporting is required pursuant to this measure.	In conjunction with the Compliance Verification Notice (CVN) reviewed and approved by CDFW	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-25: Disturbed portions (i.e., agricultural lands, disturbed lands, and developed lands) of the spineflower preserves, including buffers, will be restored	Reporting requirements of the SCP and associated permits will	In conjunction with the CVN reviewed and approved by	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
through revegetation with native plant communities. In summary, areas that have greater than 30% relative cover by weeds will be restored to have relative cover comparable to that of existing occupied spineflower habitat. Habitat restoration and enhancement plans (including restoration plans) for areas within the preserves shall be prepared at the direction of the preserve manager by a qualified biologist and submitted to the County and CDFG for approval prior to implementation. In addition, Cal IPC List A and B plants that are present within the spineflower preserve will be controlled. Restoration and enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	ensure restoration and enhancement of disturbed areas in the spineflower preserves in accordance with the SCP. No additional reporting is required pursuant to this measure.	CDFW		
RMDP/SCP-BIO-26: In the event that a spineflower preserve, or buffer, or a portion of a spineflower preserve, or buffer burns in a wildfire or suffers from mass movements (e.g., landslides, slope sloughing, or other geologic events), the spineflower preserve manager and Newhall Land shall promptly review the site and determine what action, if any, should be taken. The primary anticipated post fire spineflower preserve management activity involves monitoring the site and controlling annual weeds that may invade burned areas following a fire event, especially when such weeds (that were not previously present or not present in similar	Reporting requirements of the SCP and associated permits will ensure appropriate management action in response to any wildfire or mass earth movement in spineflower preserves in accordance with the SCP. No additional reporting is required	In conjunction with the CVN reviewed and approved by CDFW	Applicant	• CDFW • LACFD • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
densities) exceed the 30% maximum threshold (see BIO-25). If fire control lines or other forms of bulldozer damage occur in the spineflower preserves, these areas will be repaired and revegetated to pre burn conditions or better. An emergency fire response plan will be prepared (in accordance with Mitigation Measure SP-4.6-72) prior to the establishment of the spineflower preserves and approved by CDFG and Los Angeles County Fire Department. The preserve manager will contact the LACFD at least once every five years to review the plan and consult with them on implementation of the plan. The same methods will be applied to mass movement, landslide, or slope sloughing types of events. This measure shall be implemented in conformance with the Spineflower Conservation Plan. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management and funding requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*	pursuant to this measure.			
RMDP/SCP-BIO-35: All portions of the spineflower preserves shall be closed, with the exception of pre identified existing dirt roads and utility easements. The pre identified existing dirt roads and utility easement access roads shall function as access routes for the spineflower preserve manager, spineflower preserve maintenance personnel, utility personnel, and emergency services vehicles only (e.g., police, fire, and medical). No other vehicle or foot traffic, including nature or recreational trails, will be permitted in the preserve, including the buffer. The dirt roads shall be gated and locked at the	Reporting requirements of the SCP and associated permits will ensure access to the preserves is restricted in accordance with the SCP and this measure. No additional reporting is required pursuant to this measure.	Prior to issuance of first certificate of occupancy	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
outside edges of the buffer zone. Signs discouraging unauthorized access shall be posted. The only persons or entities issued gate keys shall be the spineflower preserve managers and their employees, easement holding utility companies, emergency services, Newhall Land, and CDFG. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*				
RMDP/SCP-BIO-36: Fencing shall be installed along the outside edge of the spineflower preserve and buffer areas adjacent to proposed developments, parks, golf courses, or other "active land uses" to prevent unauthorized access. Specific areas that are adequately protected by steep terrain (1.5:1 or steeper) and/or dense vegetation may not require fencing but would require signage. The determination of the need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors. Fencing must extend a minimum of four feet above grade and include wood doweled split rail fencing, exterior grade	Reporting requirements of the SCP and associated permits will ensure permanent fencing is installed along preserve boundaries in accordance with the SCP and this measure. No additional reporting is required pursuant to this measure.	Prior to issuance of first certificate of occupancy	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
heavy duty vinyl three railed fencing, three strand non barbed wire, or similar. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals. *(This mitigation measure applies to the VCC Planning Area in regard to preserve management requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)*				
RMDP/SCP-BIO-37: Outdoor all weather signs measuring approximately 12 by 16 inches shall be posted on all spineflower preserve access gates and along spineflower preserve fencing at approximately 800 feet on center, except adjacent to road crossings, where signs will be posted. The placement will take topography into account, emphasizing placement on ridgelines where signs will be visible to emergency fire personnel and others. Signs shall state in English and Spanish that the area is a biological preserve that hosts a state listed endangered and federal candidate plant species and that trespassing is prohibited (in accordance Mitigation Measure SP-4.6 68). Signs shall indicate that fuel modification and management work is not allowed within the spineflower preserve (including buffer areas). The signage shall state that people who do not abide by these rules or who damage the protected species will be subject to prosecution, including fines and/or imprisonment. All signage shall include emergency contact information and shall be reviewed and approved by the spineflower preserve manager or qualified biologist. *(This mitigation measure applies to the VCC Planning*	Reporting requirements of the SCP and associated permits will ensure signage is installed along preserve boundaries in accordance with the SCP and this measure. No additional reporting is required pursuant to this measure.	Prior to issuance of first certificate of occupancy	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Area in regard to preserve management requirements of the approved SCP and spineflower ITP that are associated with take of spineflower within the VCC Planning Area.)				
RMDP/SCP-BIO-40: The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007c) shall be revised and submitted to CDFG for review and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant or its designee. The revised plan will demonstrate the feasibility of enhancing or restoring slender mariposa lily habitat in selected areas to be managed as natural open space (i.e., the Salt Creek area or High Country SMA, spineflower preserves, or River Corridor SMA) without conflicting with other resource management objectives. Habitat replacement/ enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted). The revised plan will describe habitat improvement/ restoration measures to be completed prior to introducing slender mariposa lily. Habitat improvement/ restoration will be based on native occupied slender mariposa lily habitat. The revised plan will specify: (1) the location of mitigation sites (may be selected from among 559 acres of suitable mitigation land in the High Country SMA and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007a); (2) a description of "target" vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved);	Revision and approval of the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan has been completed. Implementation of the Plan is documented in the annual monitoring reports prepared and submitted to CDFW pursuant to the measure. No additional reporting is required pursuant to this measure.	Prior to ground disturbance to occupied habitat	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/ restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50% of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site. The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant,				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
similar slope exposures, and no more than 500 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection guidelines (i.e., MOU for rare plant seed collection). No bulbs will be translocated into areas within 300 feet of proposed or existing development. Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for seeded sites). Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning for slender mariposa lily. Monitoring reports will describe all restoration/ enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe mariposa lily survival or establishment in quantitative terms. A minimum of 133 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundaries. Of these 133 acres, approximately 103 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundary in the High Country SMA and Salt Creek area, and two acres occur within the River Corridor SMA and/or proposed spineflower preserves. Additional cumulative occupied area will be conserved and managed in the San Martinez				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Grande Canyon area at a 1:1 ratio (acres conserved and managed to acres impacted) based on impacts to cumulative occupied area within the Entrada planning area, as a means to ensure regional biodiversity of the species. Up to an additional 28 acres of slender mariposa lily cumulative occupied area can be conserved and managed in the San Martinez Grande Canyon area for this purpose., as a means to ensure regional biodiversity of the species.				
RMDP/SCP-BIO-41: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger. If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers	Submittal of pre-construction survey reports and construction monitoring and/or relocation reports, as applicable	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.				
RMDP/SCP-BIO-42: All oaks that will not be removed that are regulated under CLAOTO with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (i.e., the area at least 15 feet from the trunk or five feet beyond the drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the Project arborist or qualified biologist confirms the health of preserved trees.	Submittal of construction monitoring reports	Prior to and during clearing and grading	Applicant	• LACDRP
RMDP/SCP-BIO-43: Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities that result in any disturbance to the banks or wetted channel, aquatic habitats within construction sites and access roads, as well as all aquatic habitats within 300 feet of construction sites and access roads, shall be surveyed by a qualified biologist for the presence of the unarmored threespine stickleback, arroyo chub, and Santa Ana sucker. The Corps and CDFG shall be notified at least 14 days prior to the survey and shall have the option of attending. The biologist shall file a written report of the survey with both agencies within 14 days of the	Compliance with this measure will be documented through submittal of pre-construction survey reports to CDFW.	Prior to construction of specified structures	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
survey and no later than 10 days prior to any construction work in the riverbed. If there is evidence that fish spawn has occurred in the survey area, then surveys shall cease unless otherwise authorized by USFWS. If surveys determine that gravid fish are present, that spawning has recently occurred, or that juvenile fish are present in the proposed construction areas, all activities within aquatic habitat will be suspended. Construction within aquatic habitats shall only occur when it is determined that juvenile fish are not present within the Project area. (*As written, this mitigation measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to the identified fish species that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to Castaic Creek within the VCC Planning Area. However, to the extent this measure conflicts with PDFs RMDP/SCP-AEA-PDF-3-1, 3-8, or 3-11 or applicable requirements of mitigation measures RMDP/ SCP-AEA-3-1 through 3-3, and VCC-MM-BIO-1, or with requirements imposed on the VCC Planning Area by CDFW or any other regulatory agency with jurisdiction over the VCC Planning Area, the latter shall control over this measure.)*				
RMDP/SCP-BIO-45: **a. Stream diversion bypass channels:** Stream diversion bypass channels will be constructed when the active wetted channel is within the work zone. Diversion bypass channels will be built in accordance with BIO-44 and in consultation with	Compliance with this measure would be documented through records of consultation with CDFW and/or USFWS, if required, and construction monitoring	Prior to the start of creek crossing or bridge construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CDFG/USFWS. Equipment shall not be operated in areas of ponded or flowing water unless authorized by CDFG/USFWS. The diversion channel shall be of a width and depth comparable to the natural river channel. In all cases where flowing water is diverted from a segment of the stream channel, the bypass channel will be constructed prior to the diversion of the active stream. The bypass channel will be constructed prior to diverting the stream, beginning in the downstream area and continuing in an upstream direction. Where feasible and in consultation with CDFG/USFWS, the configuration of the diversion channel will be curved (sinuous) with multiple sets of obstructions (i.e., boulders, large logs, or other CDFG/USFWS-approved materials) placed in the channel at the point of each curve (i.e., on alternating sides of the channel). If emergent aquatic vegetation is present in the original channel, the applicant will transplant suitable vegetation into the diversion channel and on the banks prior to or at the time of the water diversion. A qualified restoration ecologist will supervise the construction of the diversion channels on site. The integrity of the channel and diversion shall be maintained throughout the intended diversion period. Channel bank or barrier construction shall be adequate to prevent seepage into or from the work area. Construction of diversion channels shall not occur if surveys determine that gravid fish are present, spawning has recently occurred, or juvenile fish are present in the proposed construction areas.	reports submitted to CDFW.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
At the conclusion of the diversion, either at the commencement of the winter season, or the completion of construction, the applicant will coordinate with CDFG/USFWS to determine if the diversion should be left in place or the stream returned to the original channel. If CDFG/USFWS determine the stream should be diverted to the original channel, the original channel will be modified prior to re-diversion (i.e., while dry) to construct curves (sinuosity) into that channel, including the placement of obstructions (i.e., boulders, large logs, or other CDFG/USFWS-approved materials). The original channel will be replanted with emergent vegetation as the diversion channel was planted. If the diversion channel is abandoned, the boulders will remain in place.				
b. Dewatering:				
Construction dewatering in close proximity to stream flow shall implement the following:				
– Assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of influence (radius of draw down).				
– Assess surface water elevations upstream, adjacent to, and downstream of the extraction points, to assess any critical flow regimes susceptible to excessive draw down and therefore fish stranding issues.				
– Assess surface water elevations downstream of the discharge locations (if discharge is proposed to the				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
flowing stream) to assess any flow regimes and overbank areas that may be susceptible to flooding and therefore fish stranding at the cessation of discharge. Discharge locations shall also be assessed for potential channel bed erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. – The information above shall be summarized and provided in a plan approved by CDFG and Corps. – Fish shall be excluded from any artificial flowing channels from dewatering discharge. Methods to ensure separation may include, but are not limited to: block netting at the confluence; creation of a physical drop greater than four inches at the confluence; or maintaining a velocity range unsuitable for fish passage, such as a berm at the confluence with small diameter pipes for discharge. (*As written, this mitigation measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to special-status fish species that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to Castaic Creek within the VCC Planning Area. However, to the extent this measure conflicts with PDFs RMDP/SCP-AEA-PDF-3-1, 3-8, or 3-11 or applicable requirements of mitigation measures RMDP/ SCP-AEA-3-1 through 3-3, and VCC-MM-BIO-1, or with requirements imposed on the VCC Planning Area by CDFW or any other regulatory agency with jurisdiction over the VCC Planning Area, the latter shall control over*				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
this measure.)				
RMDP/SCP-BIO-48: Installation of bridges, culverts, or other structures shall not impair the movement of fish and aquatic life. Bottoms of temporary culverts shall be placed at or below channel grade. Bottoms of permanent culverts shall be placed below channel grade. Culvert crossings shall include provisions for a low flow channel where velocities are less than two feet per second to allow fish passage.	Compliance with this measure will be documented through submittal of grading/construction plans for in-stream structures covered by the measure.	Prior to the start of construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-49: Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the VCC Planning Area. No further reporting is required pursuant to this measure.	During clearing and grading	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-50: Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 500 feet of construction sites and access roads shall be surveyed at the appropriate season for southwestern pond turtle. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and June 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. The applicant shall develop a Plan to address the relocation of southwestern pond turtle. The	Compliance with this measure will be documented through pre-construction survey and construction monitoring reports submitted to CDFW, submittal of the required relocation plan to CDFW, and submittal of relocation reports pursuant to the plan, if	60 days prior to construction and submit resume of biologist prior to implementation.	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Plan shall include but not be limited to the timing and location of the surveys that would be conducted for this species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating individuals; and provide for the documentation/ recordation of the numbers of animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities within potentially occupied habitat. If southwestern pond turtles are detected in or adjacent to the Project, nesting surveys shall be conducted. Focused surveys for evidence of southwestern pond turtle nesting shall be conducted in, or adjacent to, the Project when suitable nesting habitat exists within 1,300 feet of occupied habitat in an area where Project-related ground disturbance will occur (e.g., development, ground disturbance). If both of those conditions are met, a qualified biologist shall conduct focused, systematic surveys for southwestern pond turtle nesting sites. The survey area shall include all suitable nesting habitat within 1,300 feet of occupied habitat in which Project-related ground disturbance will occur. This area may be adjusted based on the existing topographical features on a case-by-case basis with the approval of CDFG. Surveys will entail searching for evidence of pond turtle nesting, including remnant eggshell fragments, which may be found on the ground following nest depredation. If a southwestern pond turtle nesting area would be adversely impacted by construction activities, the applicant shall avoid the nesting area. If avoidance of the	applicable.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
nesting area is determined to be infeasible, the authorized biologist shall coordinate with CDFG to identify if it is possible to relocate the pond turtles. Eggs or hatchlings shall not be moved without written authorization from CDFG. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of southwestern pond turtle. Clearance surveys for pond turtles shall be conducted within 500 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologist will be provided to CDFG for approval prior to conducting the surveys. (*As written, this mitigation measure applies to the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to southwestern pond turtle that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to Castaic Creek within the VCC Planning Area. Note that southwestern pond turtle is referred to as western pond turtle in this document.*)				
RMDP/SCP-BIO-52: Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than five days without participating in the WEAP. Night work and use of lights on equipment shall not be	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
allowed unless CDFG approves of the night work and use of lights. Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following: • Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. • A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to preconstruction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality BMPs, and geotechnical or hydrological investigations; • Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; • Review/designate the construction area in the field with the contractor in accordance with the final grading plan; • Ensure that haul roads, access roads, and on site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special status species habitats will be affected); • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity; • Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; • To reduce the potential for the spread of exotic invasive invertebrates (e.g. New Zealand mud snails) and				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g. mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders, loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g. mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g. mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time, location, type of equipment washed, methods used, and location of work; • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources.				
RMDP/SCP-BIO-52a: The WEAP required by Mitigation Measure RMDP/SCP-BIO-52 shall instruct workers to ensure that all pipes, tubing, or similar items staged or stored at the Project site for one or more overnight periods shall be capped, screened, covered, or filled with material. All pipes, tubing, or similar items shall be thoroughly inspected for wildlife by the qualified biologist or biological monitor, prior to capping or use in Project activities.	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-53: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented. 1. Under the direct supervision of the qualified biologist,	Submit pre-construction survey reports and, if applicable, monitoring reports for relocation sites	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat.				
2. Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
identified/created relocation ponds described above. 3. The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site. *(This measure applies to the VCC Planning Area with the following exceptions or changes: replacement habitat also may be created within areas of the VCC Planning Area not subject to development, where approved by CDFW.)*				
RMDP/SCP-BIO-54: Prior to construction the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be submitted to	Compliance with the relocation plan requirement of this measure will be demonstrated by CDFW approval of the submitted plan. Compliance with the survey and relocation requirements of the measure, if applicable, will be documented through pre-construction	Prior to ground disturbance within potentially occupied habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat. The Plan shall include the specific survey and relocation efforts that would occur for construction activities that occur both during the activity period of the special status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, oak woodland, riparian habitats, or other areas supporting these species qualified biologists shall conduct surveys to capture and relocate individual coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch nosed snake in order to avoid or minimize take of these special status species. The plan shall require a minimum of three (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to CDFG in the annual	survey reports and, if applicable, relocation reports submitted to CDFW.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. *(Coast horned lizard and coastal western whiptail are referred to as Blainville's horned lizard and San Diegan tiger whiptail, respectively, in this document.)*				
RMDP/SCP-BIO-55: a. As a supplement to BIO-1 through BIO-16, additional habitat mitigation through replacement or enhancement of nesting/foraging habitat for least Bell's vireo will be provided for certain key habitat zones at higher ratios (identified as "key population areas" in Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat. Southern willow scrub, southern cottonwood–willow riparian, arrow weed scrub, mulefat scrub, and Mexican elderberry scrub and woodland that provide nesting/foraging habitat for least Bell's vireo in "key population areas" shall be replaced or enhanced. All permanent loss to nesting/foraging habitat in key population areas shall be mitigated at a 5:1 ratio unless otherwise authorized by CDFG or USFWS. Temporary habitat loss of foraging/nesting habitat in key population areas shall be mitigated at a 2:1 ratio. The requirements for replacing habitat by either creating new habitat or removing exotic species from existing habitat shall follow the procedures outlined in BIO-1 through BIO-16. To replace the lost functions of habitat located adjacent to the Santa Clara River due to noise impacts, all nesting/foraging habitat within the 60 dBA sound contour (associated with development site roadway improvements) shall be	If mitigation for habitat of least Bell's vireo or California gnatcatcher is required, submit mitigation reports annually to CDFW.	Prior to impacts to jurisdictional resources	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
considered degraded. Nesting/foraging habitat within this area shall be mitigated at a ratio of 2:1. b. The loss of documented occupied nesting habitat for coastal California gnatcatcher shall be mitigated. If the coastal California gnatcatcher is identified nesting on-site, the Applicant will acquire or preserve nesting coastal California gnatcatcher habitat at a 3:1 ratio for impacts to documented occupied habitat, or by the ratio specified in BIO-2, whichever is greater. Mitigation acquisition shall occur at an agreed-upon location as approved by the USFWS upon consultation. The Applicant shall enter into a binding legal agreement regarding the preservation of occupied habitat describing the terms of the acquisition, enhancement, and management of those lands. *(Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat, is provided in the State-certified EIR.)*				
RMDP/SCP-BIO-56: Within 30 days of ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the Project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. Pre-construction surveys shall include nighttime surveys to identify active rookery sites. The surveys shall continue	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Within 30 days of ground disturbance in suitable habitat during nesting/ breeding season and ending no more than 7 days prior to initiation of work	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground disturbing activities are delayed, then additional pre disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground disturbing activities. If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report. For listed riparian songbirds (least Bell's vireo, southwestern willow flycatcher, yellow-billed cuckoo) USFWS protocol surveys shall be conducted. If active nests are found, clearing and construction within 300 feet of the nest shall be postponed or halted, at the discretion of the biologist in consultation with CDFG and USFWS, until the nest is vacated and juveniles have fledged, as				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
determined by the biologist, and there is no evidence of a second attempt at nesting. If no active nests are observed, construction may proceed. If active nests are found, work may proceed provided that construction activity is located at least 300 feet from active nests (or as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit). This buffer may be adjusted provided noise levels do not exceed 60 dBA hourly Leq at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician. If the noise meets or exceeds the 60 dBA Leq threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA Leq hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS. For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include "coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats." A permitted biologist shall perform these surveys according to the USFWS' (1997a) Coastal California Gnatcatcher Presence/Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.				
RMDP/SCP-BIO-57a: ~~Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the western burrowing owl is present at the site. The surveys shall consist of three site visits and shall be conducted in areas dominated by field crops, disturbed habitat, grasslands, and along levee locations, or if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of~~	Submit pre-construction survey reports and, if applicable, Burrowing Owl Plan, and construction monitoring reports to CDFW	Prior to and during ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95).~~ ~~Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between Project activities and nesting burrowing owls during the nesting season. This protected area will remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently.~~ ~~Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report.~~ Prior to Project activities, and within 120 days of Project commencement, focused surveys by a CDFW-approved qualified biologist shall be conducted to determine presence of western burrowing owl. Surveys shall include four site visits conducted from as many fixed points as necessary to provide visual coverage of the site using spotting scopes or binoculars. Disturbance shall be minimized around potential occupied burrows during all seasons. Site visits shall be repeated on four separate days. Visits shall be conducted two hours before to one hour after sunset, or from one hour before to two hours after sunrise. Surveys shall be conducted during weather that is conducive to observing owls outside their burrows. Surveys shall be avoided during heavy rain, high winds (> 20 mph), or dense fog.				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Results of all surveys shall be provided to CDFW after surveys are complete, 30 days prior to Project commencement. If a burrowing owl is observed during the focused surveys, the qualified biologist shall notify CDFW immediately and prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval 30 days prior to commencing Project activities. The Burrowing Owl Plan shall describe survey results, proposed avoidance measures, and monitoring plan. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or other instrument authorizing take of western burrowing owl under applicable law, the terms of the incidental take permit or other authorization shall control. *(This measure replaces mitigation measure RMDP/SCP-BIO-57 and applies to the Entrada South Planning Area without change.)*				
RMDP/SCP-BIO-58: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black tailed jackrabbit and San Diego desert woodrat. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This	Submit pre-construction survey reports and, if applicable, relocation reports and/or construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

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

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.				
RMDP/SCP-BIO-60: Thirty days prior to construction activities, a qualified biologist shall conduct a pre-construction survey for mountain lion natal dens. The survey area shall include the construction footprint and the area within 2,000 feet of the Project disturbance boundaries. Should an active natal den be located, the applicant shall cease work within 2000 feet and inform CDFG with 24 hours. No construction activities shall occur in the 2000 foot buffer until a qualified biologist in consultation with CDFG establishes an appropriate setback from the den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion shall occur within the established setback until the cubs have been successfully reared or the cats have left the area. *(The mountain lion is referred to as cougar in this SEIR.)*	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to and during ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-61: No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (i.e., not removed) by the Project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required. If a maternity roost will be impacted by the Project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone. If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. If an active maternity roost is located on the Project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
flying (i.e., after July 31) using the exclusion techniques described above.				
RMDP/SCP-BIO-64: An integrated pest management (IPM) plan that addresses the use of pesticides (including rodenticides and insecticides) on site will be prepared prior to the issuance of building permits for the initial tract map. The IPM will implement appropriate Best Management Practices to avoid and minimize adverse effects on the natural environment, including vegetation communities, special-status species, species without special status, and associated habitats, including prey and food resources (e.g., insects, small mammals, seeds). Potential management practices include cultural (e.g., planting pest-free stock plants), mechanical (e.g., weeding, trapping), and biological controls (e.g., natural predators or competitors of pest species, insect growth regulators, natural pheromones, or biopesticides), and the judicious use of chemical controls, as appropriate (e.g., targeted spraying versus broadcast applications). The IPM will establish management thresholds (i.e., not all incidences of a pest require management); prescribe monitoring to determine when management thresholds have been exceeded; and identify the most appropriate and efficient control method that avoids and minimizes risks to natural resources. Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.	An IPM Plan has been prepared pursuant to the measure and provided to CDFW. The recorded CC&Rs for the VCC Planning Area will prohibit anti-coagulant rodenticides. No further action is required pursuant to the measure.	Prior to issuance of building permit(s)	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-65: Pre-construction surveys for San Emigdio blue butterfly shall occur in all areas containing host plants in sufficient density to support this species. A qualified Lepidoptera biologist shall conduct focused	Submittal of pre-construction surveys to CDFW, if required	Prior to construction activities	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
surveys at a time of year and during weather conditions when the detection of eggs, larvae, or adults is possible. All occupied habitat shall be mapped and the locations provided to CDFG. Should the removal of quail brush or other documented host plants from occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas be required, the plants shall be removed when eggs and larvae are not present (i.e., mid-September to March). Removal of quail brush plants from the documented habitat in Potrero Canyon may only be conducted from April through early September if it is determined by a qualified biologist that eggs and/or larvae are not present on the plants to be removed. *(Quail brush and saltbush refer to Atriplex lentiformis and A. canescens, respectively.)*				
RMDP/SCP-BIO-66: The removal of quail brush or other documented host plants from any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas shall be replaced at a minimum of a 1.5:1 ratio. The replacement plants shall be planted contiguous to the existing quail brush plants associated with the San Emigdio blue butterfly habitat. The success of the replanting shall be monitored for survival and vigor consistent with survivorship requirements of BIO-6 and BIO-7. *(Quail brush and saltbush refer to Atriplex lentiformis and A. canescens, respectively. Note that the Potrero Canyon area referenced in the measure is not within the VCC Planning Area.)*	If impacts occur to occupied San Emigdio blue butterfly habitat, compliance with this measure will be documented through submittal of mitigation reports pursuant to Mitigation Measure RMDP/SCP-BIO-12.	Until success criteria are met	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-67: Prior to any construction activities	Submittal of grading	Prior to any	Applicant	• CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
occurring within 200 feet of any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas, the boundaries of preserved areas of the habitat shall be clearly marked with flagging. The flagging would serve to identify the boundaries of the habitat to construction personnel and to prevent the inadvertent construction-related loss of quail brush or other host plants associated with the habitat. Construction personnel working in the area shall be informed that the removal of or damage to any flagged quail brush or other host plants located outside the disturbance footprint is prohibited. *(Quail brush and saltbush refer to Atriplex lentiformis and A. canescens, respectively.)*	plans showing the required flagging and construction monitoring reports submitted to CDFW.	construction activities		• LACDRP
RMDP/SCP-BIO-68: Any common or special status species bat day roost sites found by a qualified biologist during pre construction surveys conducted per BIO-61, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The Project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.	Submit pre-construction survey reports and, if applicable, mitigation implementation reports submitted to CDFW.	As required by approved roosting habitat replacement plan	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-70: Construction plans shall include necessary design features and construction notes to ensure protection of vegetation communities and special status plant and aquatic wildlife species adjacent to construction. In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution	Submit construction plans and a SWPPP containing the required BMPs.	Prior to issuance of grading permit	Applicant	• LACDPW • LACDRP • CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
prevention plan (SWPPP) shall include the following minimum BMPs. Together, the implementation of these requirements shall ensure protection of adjacent habitats and wildlife species during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacting special status species during construction: • Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities. • Provide location and details for any dust control fencing along Project boundaries (BIO-71). • Vehicles shall not be driven or equipment operated in areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement. • Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt bearing water from reaching areas of ponded or flowing water during normal flow regimes. • If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice like area. The gradient of the streambed shall be returned to pre Project grade, to the extent practical, unless it represents a wetland				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
restoration area. • Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. • The operator shall not permit pets on or adjacent to the construction site. • No guns or other weapons are allowed on the construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction.				
RMDP/SCP-BIO-71: Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six foot high chain link fence with green fabric up to a height of five feet) shall be installed to protect special status species locations. See BIO 32 for dust control requirements related to spineflower preserves.	Submittal to the County of construction plans containing the required BMPs and submittal of construction monitoring reports to CDFW	During construction	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-72: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require	Approval of landscape plans and/or submittal of plant inspection reports, as applicable	Prior to installation of landscaping	Applicant	• LACDRP • CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, Salt Creek area, and natural portions of the Open Area). Container plants to be installed within public areas within 200 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 200 feet of native vegetation communities shall not be on the Cal IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal IPC list can be obtained from the Cal IPC web site (http:// www.cal ipc.org/ip/inventory/index.php). Landscape plans will include a plant palette composed of native or non native, non invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (i.e., until plants become established). *(The current Cal-IPC website is https://www.cal-ipc.org/ plants/inventory/.)*				
RMDP/SCP-BIO-73: Permanent fencing shall be installed along all Santa Clara River SMA/SEA trails adjacent to the Santa Clara River, or other sensitive resources, in order to minimize impacts associated with increased human presence on protected vegetation communities and special-status plant and wildlife species. The fencing will be split rail to avoid inhibiting wildlife movement. Viewing platforms will be located in land covers currently mapped as agriculture, disturbed land, or developed land.	Submittal of compliant tract map improvement plans to the County	Prior to approval of construction plans	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
(As written, this mitigation measure applies to the Santa Clara River SMA, which is not within the VCC Planning Area. To minimize impacts to protected vegetation communities and special status plant and wildlife species that may be present in Hasley Canyon and Castaic Creek, the measure will also be applied to require installation of permanent fencing along trails adjacent to those areas within the VCC Planning Area.)				
RMDP/SCP-BIO-75: Focused surveys for the undescribed species of everlasting (a special-status plant species) shall be conducted by a qualified botanist prior to the commencement of grading/construction activities wherever suitable habitat (primarily river terraces) could be affected by direct, indirect, or secondary construction impacts. The surveys shall be conducted no more than one year prior to commencement of construction activities within suitable habitat, and the surveys shall be conducted at a time of year when the plants can be located and identified. Should the species be documented within the Project boundary, avoidance measures shall be implemented to minimize impacts to individual plants wherever feasible. These measures shall include minor adjustments to the boundaries/location of haul routes and other Project features. If, due to Project design constraints, avoidance of all plants is not possible, then further measures, described in BIO-76, shall be implemented to salvage seeds and/or transplant individual plants. All seed collection and/or transplantation methods, as well as the location of the receptor site for seeds/plants (assumed to be within preserved open space areas of Newhall Ranch along the Santa Clara River), shall be coordinated with CDFG prior to impacting known	Submit pre-construction survey reports and, if applicable, mitigation implementation reports to CDFW.	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
occurrences of the undescribed everlasting. *(The previously undescribed everlasting species has since been described as white rabbit-tobacco.)*				
RMDP/SCP-BIO-76: For any individual project, or any phase of an individual project, to be located where undescribed everlasting plants may occur (i.e., the sites identified in this EIS/EIR and any new sites discovered by preconstruction surveys, per BIO-75, or other future field surveys), Newhall Land shall prepare and implement an Undescribed Everlasting Mitigation and Monitoring Plan prior to the issuance of grading permits. The Plan shall provide for replacement of individual plants to be removed at a minimum 1:1 ratio, within suitable habitat at a site where no future construction-related disturbance will occur. The plan shall specify the following: (1) the location of the mitigation site in protected/preserved areas within the Specific Plan site; (2) methods for harvesting seeds or salvaging and transplantation of individual plants to be impacted; (3) measures for propagating plants (from seed or cuttings) or transferring living specimens from the salvage site to the introduction site; (4) site preparation procedures for the mitigation site; (5) a schedule and action plan to maintain and monitor the mitigation area; (6) the list of criteria and performance standards by which to measure the success of the mitigation site (below); (7) measures to exclude unauthorized entry into the mitigation areas; and (8) contingency measures such as erosion control, replanting, or weeding to implement in the event that mitigation efforts are not successful. The performance standards for the Undescribed Everlasting	Submittal of an Undescribed Everlasting Mitigation and Monitoring Plan, if required, and monitoring reports pursuant to the Plan submitted to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Mitigation and Monitoring Plan shall be the following: a. Within four years after reintroducing the undescribed everlasting to the mitigation site, the extent of occupied acreage and the number of established, reproductive plants will be no smaller than at the site lost for project construction. b. Non-native species cover will be no more than 5% absolute cover through the term of the restoration. c. Giant reed (Arundo donax), tamarisk (Tamarix ramosissima), perennial pepperweed (Lepidium latifolium), tree of heaven (Ailanthus altissimus), pampas grass (Cortaderia selloana), and any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site as of the date of completion approval. *(This measure applies to the VCC Planning Area without change. Note that the previously undescribed everlasting species has since been described as white rabbit-tobacco. More recent versions of the California State Agricultural List and Cal-IPC invasive plant inventory will be used.)*				
RMDP/SCP-BIO-78: A cowbird trapping program shall be implemented once vegetation clearing begins and maintained throughout the construction, maintenance, and monitoring period of the riparian restoration sites. A minimum of five traps shall be utilized, with at least one trap adjacent to the project site and one or two traps located at feeding areas or other CDFG-approved location. The trapping contractor may consult with CDFG	This measure applies to riparian restoration sites that provide compensatory mitigation for VCC Planning Area impacts. Compliance is documented in annual cowbird trapping reports	At the start of vegetation clearing and throughout monitoring of riparian restoration sites	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
to request modification of the trap location(s). CDFG must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.	provided with the annual mitigation report required by Mitigation Measure RMDP/SCP-BIO-12.			
RMDP/SCP-BIO-80: The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (e.g., stickleback, arroyo toad, nesting birds) during removal activities (i.e., timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted	An Exotic Wildlife Species Control Plan has been developed in accordance with the measure. Document in monitoring reports submitted to CDFW.	During construction within specified areas	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area. *(This measure applies to the VCC Planning Area without change with respect to modified tributaries or other potential habitat for the identified species within the VCC Planning Area.)*				
RMDP/SCP-BIO-82: a. All surfaces on new antennae and phone/utility towers shall be designed and operated with anti perching devices in conformance with APLIC standards to deter California condors and other raptors from perching. During construction the area shall be kept clean of debris, such as cable, trash, and construction materials. The Applicant shall collect all microtrash and litter (anything shiny, such as broken glass), vehicle fluids, and food waste from the Project area on a daily basis. Workers will be trained on the issue of microtrash: what constitutes microtrash, its potential effects on California condors, and how to avoid the deposition of microtrash. b. The Applicant shall retain a qualified biologist with knowledge of California condors to monitor construction activities within the Project area. The resumes of the proposed biologist(s) will be provided to CDFG for concurrence. This biologist(s) will be referred to as the authorized biologist hereafter.	Review of construction plans, where applicable, and submittal of construction monitoring reports to CDFW	Prior to approval of improvement plans	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
During clearing and grubbing of construction areas, the qualified biologist shall be present at all times. During mass grading, construction sites shall be monitored on a daily basis. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. If condors are observed landing in the Project area, the Applicant shall avoid further construction within 500 feet of the sighting until the animals have left the area, or as otherwise authorized by CDFW and USFWS. All condor sightings in the Project area will be reported to CDFW and USFWS within 24 hours of the sighting. Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between 1 hour before sunset to 1 hour after sunrise, or until the condors leave the area, or as otherwise directed by USFWS. Should condors be found nesting within 1.5 miles of the construction area, no construction activity will occur until further authorization occurs from CDFW and USFWS.				
c. To further protect California condor potentially foraging in the Project area over the long term from negative interactions with humans and/or artificial structures, the Applicant or the JPA or the NLMO shall remove dead cattle that are found or reported within 1,000 feet of a residential or commercial development boundary. Dead cattle shall be relocated to a predetermined location within the High Country SMA/SEA or Salt Creek area. The locations where carcasses shall be placed shall be a minimum of 1,000 feet from a development area boundary. Appropriate locations for transfer of carcasses include open grasslands and				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
oak/grassland areas where condors can readily detect carcasses and easily land and take off without encountering physical obstacles such as powerlines and other utility structures. The proposed locations would be selected and approved by the CDFG and USFWS. Pursuant to this measure, a telephone number for reporting dead cattle shall be provided and actively maintained. Any cattle carcasses transferred to the relocation areas shall be reported to the USFWS Condor group.				
RMDP/SCP-BIO-83: Thirty days prior to construction activities, a qualified biologist shall conduct a preconstruction survey for ringtail. The survey areas all include suitable riparian and woodland habitat (southern coast live oak riparian forest, southern cottonwood–willow riparian forest, southern willow scrub, coast live oak woodland, valley oak woodland, and mixed oak woodland) within the construction disturbance zone and a 300 foot buffer around the construction site. Should the ringtail be observed in the breeding and rearing period of February 1 through August 31, no construction related activities shall occur within 300 feet of the occupied area for the period of February 1 through August 31 or until the ringtail has been determined by a qualified biologist (in consultation with CDFG) to no longer occupy areas within 300 feet of the construction zone and/or that construction activities would not adversely affect the successful rearing of young. If the ringtail is observed within the construction disturbance zone or in the 300 foot buffer around the construction site in the nonbreeding/rearing period of September 1 through January 31, and avoidance is not possible, denning ringtail shall be safely evicted under the	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
direction of a qualified biologist (as determined by a Memorandum of Understanding with CDFG). All activities that involve the ringtail shall be documented and reported to CDFG.				
RMDP/SCP-BIO-84: Bridge and culvert designs, where practicable, shall provide roosting habitat for bats. A qualified biologist shall work with the Project engineer in identifying and incorporating structures into the design that provide suitable roosting habitat for bat species occurring in the Project area. The final design of the roosting structures would be chosen in consultation with CDFG.	Approval of bridge and culvert design plans by the County Department of Public Works	Prior to approval of improvement plans	Applicant	• CDFW • LACDRP •
RMDP/SCP-BIO-87: Upon initiating landscaping within a development area, quarterly monitoring shall be initiated for Argentine ants along the urban–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur in perpetuity. The Project	Submit monitoring reports to CDFW.	During Operation	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity.				
RMDP/SCP-BIO-88: Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains at least one inch in diameter one foot above the base.	Compliance with the measure, where applicable, will be documented through annual mitigation status reports to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP
RMDP/SCP-SW-4: All areas where temporary construction impacts affect Corps or CDFG jurisdictional areas (generally, these are areas where impacts would occur due to the construction of Project facilities, but that are outside the permanent footprint of the actual facility), shall be revegetated with appropriate native vegetation after completion of construction in the area. A revegetation plan shall be prepared and implemented in accordance with the terms set forth in mitigation measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63. *(The process for verifying that revegetation plans comply with the terms set forth in Mitigation Measures SP-4.6-1 though SP-4.6-15 and SP-4.6-63 is implemented through measures Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3, and RMDP/SCP-BIO-12.)*	Documented through annual mitigation reports required by Mitigation Measure RMDP/SCP-BIO-12	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP
RMDP/SCP-SW-6: To the extent that on-site mitigation for impacts to jurisdictional tributary drainages is insufficient to meet the mitigation ratios required by revised Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site properties	The mitigation site criteria required by this measure will be reflected in the mitigation plans	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
within the Santa Clara River watershed, via use of one or more of the following mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in tributaries to the Santa Clara River occurring off site such that the mitigation site has an equal or greater value than the impacted site; (b) preservation of property containing jurisdictional tributaries to the Santa Clara River having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities in jurisdictional tributaries for the necessary acreage (*e.g.*, exotic species removal under the terms and conditions specified in Mitigation Measures BIO-9 and BIO-10).	submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Submit copies of the issued permits and/or copies of mitigation plan approval, as applicable			
RMDP/SCP-AEA-3-1: The project applicant, or its designated general contractor, shall implement the following measures to avoid contact with the wetted channel, which would avoid affecting unarmored threespine stickleback. (*As written, this mitigation measure applies to the wetted channel of the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*) **RMDP/SCP-AEA-3-1a:** The project applicant, or its designated general contractor, shall implement the PDFs and regulatory measures as incorporated into the project's bridge and bank stabilization designs. (*This mitigation measure also applies to VCC Planning*	Compliance with the measure will be achieved through compliant construction plans for bridge and bank stabilization features, and construction monitoring reports submitted to CDFW.	During Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Area bank stabilization features.)				
RMDP/SCP-AEA-3-1b: The mandated Worker Environmental Awareness Program (Mitigation Measure BIO-52 from the 2010 Final EIR) shall include a discussion regarding restriction of access to the wetted channel of the Santa Clara River and repercussions if encroachment occurs. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	Submittal of a WEAP training log and construction monitoring reports to CDFW	During Bridge and Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-1c: Prior to the commencement of construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river and that no work takes place where fish may be affected. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	Submittal of pre-construction survey reports and construction monitoring reports to CDFW	During Bridge and Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-1e: A clear weather window, defined for this project as a 40 percent chance or less of 0.10 inches or greater of precipitation in the next 48 hours as forecasted by NOAA, shall be required for the scheduling of any bridge or bank stabilization-related concrete pours. If a bridge or bank stabilization-related concrete pour is in progress, and an un-forecasted rain event occurs, bridge or bank stabilization-related concrete pours shall be suspended. (*This mitigation measure also applies to VCC Planning Area activities within Castaic Creek.*)	Submittal of construction monitoring reports submitted to CDFW	During Bridge and Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-1f: During all storm events (including	Submittal of	During Construction	Applicant	• CDFW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
summer rains), a monitor shall inspect work sites to make sure that site is secure and that flooding does not cause tarps to break or diversion drains to become plugged, potentially allowing construction materials and debris to flow into the river. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	construction monitoring reports to CDFW			• LACDRP
RMDP/SCP-AEA-3-1k: To ascertain that water quality is not being affected by bridge and bank stabilization-related concrete pouring activities, the project applicant or its designee shall monitor the water quality at points, upstream, downstream, and immediately adjacent to the bridge construction work zone daily during concrete pouring operations and report the results monthly, or as directed, to CDFW. Key parameters to be monitored include Ph and turbidity. (*This mitigation measure also applies to VCC Planning Area bank stabilization features within Castaic Creek.*)	Submittal of water quality monitoring reports to the County and CDFW when applicable	During Bridge Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-2: The project applicant, or its designated general contractor, shall implement the following measures to avoid unarmored threespine stickleback. (*As written, this mitigation measure applies to activities within the wetted channel of the Santa Clara River, which does not exist within the VCC Planning Area. To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)	Compliance with this measure, where applicable, will be documented in accordance with reporting for Mitigation Measures RMDP/SCP-AEA-3-1a, 3-1b, and 3-1f	During Bridge Maintenance and Repair Activities	Applicant	• CDFW • LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-3-2a: Implement Mitigation Measures 3-1a, 3-1b, and 3-1f. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)				
RMDP/SCP-AEA-3-2b: Prior to the commencement of construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river, that the proposed vibratory pile installation locations are at least 10 feet away from the wetted channel, and that no work takes place where unarmored threespine stickleback may be affected. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-2c: Vibratory piles for the temporary haul route bridges shall be installed no closer than 10 feet to the wetted channel of the Santa Clara River, as determined by survey at the time piles are to be installed, and shall only be removed by vibratory methods if the wetted channel is at least 10 feet away. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic*	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Creek.)				
RMDP/SCP-AEA-3-2d: No construction activities or personnel shall occur near the edge of the wetted channel that would have potential to destabilize low flow channel bank. A set-back from the edge of the top of bank for a horizontal distance that is twice the bank height (2 horizontal: 1 vertical) shall be maintained to prevent collapsing the bank of the low flow channel. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-2e: During temporary haul route bridge construction and demobilization, a qualified biologist shall monitor all activities that are a threat to adjacent natural habitats or nearby species and prevent equipment, personnel, or debris from entering or making contact with the wetted channel of the river. (*To avoid potential impacts to stickleback that could be present in portions of Castaic Creek under certain conditions, this mitigation measure also applies to the VCC Planning Area temporary haul route within Castaic Creek.*)	Submittal of construction monitoring reports to CDFW	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-3: The project applicant or its designated contractor shall implement the following measures: *(This mitigation measure also applies to the VCC Planning Area bank stabilization activities within Castaic*	Compliance with this measure, where applicable, will be documented in accordance with reporting for Mitigation	During Temporary Haul Route Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Creek.) **RMDP/SCP-AEA-3-3a:** Implement Mitigation Measure 3-1a, 3-1b, 3-1e, 3-1f, and 3-1k. (*This mitigation measure also applies to the VCC Planning Area bank stabilization activities within Castaic Creek.*)	Measures RMDP/SCP-AEA-3-1a, 3-1b, and 3-1f.			
RMDP/SCP-AEA-3-3b: Prior to the commencement of bank stabilization construction activities, a qualified biologist shall survey the proposed work locations to confirm that the construction zone is outside the wetted channel of the river, that construction BMPs are installed prior to construction, and that no work takes place where fish may be affected. (*This mitigation measure also applies to the wetted channel of Castaic Creek within the VCC Planning Area.*)	Submittal of construction monitoring reports to CDFW	During Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-3d: Bank stabilization construction locations susceptible to winter flood flows shall be conducted from May 1 through November 30, when winter flood flows do not occur on the Santa Clara River. Other bank stabilization areas not at risk of flood flows shall be constructed year-round. (*This mitigation measure also applies to VCC Planning Area bank stabilization activities within Castaic Creek.)*	Submittal of construction monitoring reports to CDFW	During Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-3-3e: Although a late-spring or early fall flood event is not expected to occur, the project applicant or its designated contractor shall implement Perimeter Best Management Practices, as required under the Environmental Protection Agency's Construction National Pollutant Discharge Elimination System permit, which would deflect minor flows (less than 12 inches deep, and less than 8 fps velocities) from entering bank protection construction work zones. (*This mitigation measure also applies to VCC Planning Area bank stabilization activities within Castaic Creek.)*	Submittal of construction monitoring reports to CDFW	During Bank Stabilization Construction Activities	Applicant	• CDFW • LACDRP
RMDP/SCP-AEA-3-3f: The project applicant or its designee shall develop a Construction Groundwater Dewatering Plan for those areas (i.e., bank stabilization areas) in close proximity to stream flow and submit to CDFW for approval. The plan shall include the following measures and be conducted during construction groundwater dewatering activities: • Operational restriction on dewatering addressed in the 2010 Final EIR require that any dewatering be conducted in a manner that does not affect river flow, and these same restrictions shall be observed going forward. Bank stabilization dewatering shall be implemented in a manner that (1) does not create temporary wetted channel habitat suitable for stickleback; (2) does not diminish existing river flow, and therefore does not result in stranding of unarmored threespine stickleback or other fish; and (3) does not introduce pollutants to surface waters. • Dewatering activities shall not involve direct removal of surface water from, or discharge to the Santa Clara	Submittal of a construction groundwater dewatering plan to CDFW, if applicable, and construction monitoring reports submitted to CDFW	Before and During Construction	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
River. Nor shall such activities result in any draw-down of the river's flow such that fish may become stranded. Any groundwater discharges shall be directed to an appropriate and legal disposal site in an upland area that will not affect the surface elevation of the wetted channel of the Santa Clara River. • The project applicant or its designee shall assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of influence (radius of draw down). • The project applicant or its designee shall monitor daily surface water elevations upstream, adjacent to, and downstream of the extraction points, to assess any critical flow regimes susceptible to excessive draw down before, during, and after groundwater dewatering activities. The designated monitor shall have the authority to halt dewatering activities if water levels decrease in the wetted portion of the Santa Clara River where unarmored threespine stickleback are present. In the event the designated monitor observes an effect on the wetted channel that necessitates halting of dewatering operations, the applicant will be required to consult with CDFW, revise the Construction Groundwater Dewatering Plan as appropriate, and implement whatever additional restrictions may be necessary to preclude impact to the wetted channel (such as limiting the extent of excavation dewatering, implementing other construction methods acceptable to the Los Angeles County Department of Public Works such as launch stone, or suspending construction until such time as regional groundwater conditions are more favorable for the construction to proceed).				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• The project applicant or its designee shall monitor surface water elevations downstream of the project location to assess any flow regimes and overbank areas that may be susceptible to flooding. • The project applicant or its designee shall monitor upland discharge locations for potential channel erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. • Monitoring reports shall be summarized and provided to CDFW upon completion of construction activities that required dewatering. (*This mitigation measure also applies to VCC Planning Area bank stabilization activities within Castaic Creek.)*				
VCC-SW-2: The Castaic Creek channel will follow the existing bank contours of the creek and will minimize encroachment into the riparian vegetation community, so that there is no net loss of riparian habitat of acreage of Castaic Creek. In order to minimize potential effects on downstream populations of UTS, the channel will be designed so that the pre and post project flow will be approximately the same in volume and velocity.	Compliance with the channel design requirements of this measure will be demonstrated by County approval of development plans. The restoration plan required by the measure will be incorporated in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to	Prior to approval of 404 Permit and CDFW 1602 Permit		• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of the issued permits, mitigation plan approval, where applicable, and annual mitigation reports as required by Mitigation Measure RMDP/SCP-BIO-12.			
VCC-SW-3: Soft bottom channels will be incorporated into the project design to allow for the retention of existing riparian vegetation.	Compliance with the channel design requirements of this measure will be documented through submittal of compliant grading/construction plans.	Throughout period of channel construction	Applicant	• LACDPW
VCC-SW-4: A vegetation restoration plan will be used to revegetate areas temporarily disturbed by construction in the Creek.	Compliance with this measure will be demonstrated by Department of Public Works approval of construction plans showing bank protection design for Castaic Creek.	Prior to approval of 404 Permit and CDFW 1602 Permit	Applicant	• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
VCC-4.a-2: Approximately 375 acres of native coastal sage scrub vegetation will be retained. (*This measure applies to the Modified Project with the following clarification: the measure requires retention of 375 acres of coastal scrub vegetation within the overall VCC development area approved by the County under the 1990 EIR, including portions that are not part of the Modified Project.)*	Maintain log documenting compliance.	Prior to issuance of first building permit	Applicant	• LACDRP
VCC-4.b-2: The Castaic Creek channel will follow the existing bank countours of the creek and will minimize encroachment into the riparian vegetation community, so that there is no net loss of acreage of Castaic Creek. A detailed revegetation and restoration plan will be provided for review prior to construction.	Compliance with the channel design requirements of this measure will be demonstrated by County approval of development plans. The restoration plan required by the measure will be incorporated in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of the issued permits,	Prior to approval of 404 Permit and CDFW 1602 Permit	Applicant	• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	mitigation plan approval, where applicable, and annual mitigation reports as required by Mitigation Measure RMDP/SCP-BIO-12.			
VCC-4.b-3: Soft bottom channels will be incorporated into the project design to allow for the retention of existing riparian vegetation.	Compliance with the channel design requirements of this measure will be documented through submittal of compliant grading/construction plans.	Throughout period of channel construction	Applicant	• LACDPW
VCC-4.b-4: Castaic Creek will be lined with a bank protection that allows for growth of native herbaceous vegetation. The Army Corps of Engineers has stated a preference for an articulating, concrete, open-cell tile (i.e., Armorflex). The use of Armorflex may not be approved by the Department of Public Works; therefore, the type of lining actually used may change as a potential issue of safety. (*This measure applies to the Modified Project with the following qualification: The reference to Armorflex refers to USACE guidance provided in connection with a 1990 USACE permit that has expired and no longer applies to the Modified Project. The type of bank protection used will be consistent with any requirements imposed under any USACE permit obtained for Modified Project activities within the VCC Planning Area.)*	Compliance with this measure will be demonstrated by Department of Public Works approval of construction plans showing bank protection design for Castaic Creek.	Prior to approval of 404 Permit and CDFW 1602 Permit	Applicant	• CDFW • Corps

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
VCC-4.c-1: Channelization will be conducted under the supervision of a qualified biologist to ensure that construction is carried out with minimal siltation and debris flow into the channel; minimal disturbance to the UTS; and avoidance of preserved riparian habitat.	Maintain log documenting compliance.	During construction in channel	Applicant	• LACDRP
VCC-4.c-2: Industrial users which may use toxic substances wil be required to provide on-site containment systems to protect downstream habitat.	Maintain log documenting compliance.	During construction/ operation	Applicant	• LACDRP
VCC-4.c-3: Parking lots shall have a drainage system to divert non-storm flows to an oil and grease trap.	Submittal of site improvement plans.	Prior to issuance of building permits	Applicant	• LACDRP
ES/VCC-MM-BIO-1: Prior to construction, the Applicant shall develop a relocation plan for California glossy snake, to be incorporated into the relocation plan developed for other special-status reptile species, according to requirements in RMDP/SCP-BIO-54. (*A draft California glossy snake relocation plan is included as Appendix FEIR-XX to the Final SEIR for the Project.*)	Approval of relocation plan pursuant to Mitigation Measure RMDP/SCP-BIO-54	Prior to construction	Applicant	• CDFW • LACDRP
ES/VCC-MM-BIO-2: ~~Should Project ground-disturbing activities be scheduled to occur during the Crotch bumble bee colony active period, a qualified biologist shall conduct a habitat assessment to identify areas containing suitable habitat for Crotch bumble bee. The qualified biologist shall conduct pre-construction surveys for Crotch bumble bee in the areas identified, using a methodology (including number and timing of surveys) accepted by the California Department of Fish and Wildlife (CDFW).~~ ~~If Crotch bumble bee are not detected, no further measures are required. A qualified biologist shall be present during ground-disturbing Project activities that~~	Submit pre-construction survey reports and, if applicable, ~~proof of avoidance~~ Bumble Bee Avoidance Plan.	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
~~occur during the Crotch bumble bee colony active period.~~ ~~If Crotch bumble bee are detected:~~ ~~1. Ground-disturbing activities shall be prohibited within 100 feet of any known, occupied Crotch bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The prohibition will continue for the duration of the Crotch bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist or is relocated or removed with CDFW authorization.~~ ~~2. The Project proponent shall prepare a Crotch Bumble Bee Avoidance and Minimization Plan for review and approval by CDFW, which shall include additional, site-specific measures to avoid take of Crotch bumble bee during Project ground-disturbing activities during the colony active period.~~ ~~3. If the Crotch bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch bumble bee, as that term is defined for purposes of the CESA, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization.~~ Prior to the start of any Project activities during the Queen Flight and Colony Active Periods (February 1 through October 31), a qualified biologist shall conduct a habitat assessment to identify suitable habitat for Crotch's bumble bee within Project activity areas, and then survey				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
prior to construction for Crotch's bumble bee and nests in those areas. Qualified biologist(s) shall be approved by CDFW 14 days prior to survey commencement. Survey protocols shall adhere to CDFW's Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023) or another methodology approved by CDFW. Survey results, including negative findings or a map of nest location(s), shall be submitted to CDFW for review 14 days prior to starting Project activities. If Crotch's bumble bee nests are found during pre-construction surveys or detected during Project activities, Project activities within 100 feet of a nest shall be suspended until the CDFW-approved qualified biologist, with expertise in bumble bees, receives approval from CDFW for a Bumble Bee Avoidance Plan to avoid impacts to the nest(s). If Crotch's bumble bee nests are not found during the surveys (negative finding) then no further measures are required. A qualified biologist shall be present during initial ground disturbing Project activities (clearing and grubbing) in areas where suitable habitat was identified. The Bumble Bee Avoidance Plan shall include: 1. On-site daily monitoring by CDFW-approved biologist during Project activities, such as ground or vegetation disturbance, during the Queen Flight Period and Colony Active Period. 2. No-impact buffers. Ground-disturbing activities shall be prohibited within 100 feet of any known occupied Crotch's bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. If Project activities may result in disturbance or potential take, the qualified				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
biologist, in coordination with CDFW, should expand the buffer zone as necessary to prevent disturbance or take. The prohibition will continue for the duration of the Crotch's bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist. 3. If a nest is found, Project proponent will provide a survey report to CDFW with a summary of the physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found, within a 10-foot radius. This shall include native plant composition (e.g., density, cover, and abundance) within affected habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species). 4. If the Crotch's bumble bee remains a candidate for listing, or has been listed, as endangered or threatened under the California Endangered Species Act ("CESA"), and Project activities will cause "take" of Crotch's bumble bee, as that term is defined by Fish and Game Code section 86, the Project proponent shall obtain authorization for such take pursuant to Fish and Game Code Section 2081 or any other applicable provision of law providing such authorization. In the event of any conflict between this mitigation measure and the terms of an incidental take permit or other instrument authorizing take of Crotch's bumble bee under applicable law, the terms of the incidental take permit or other authorization shall control.				
5. CULTURAL RESOURCES				
RMDP/SCP-CR-3: Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a	Maintain log demonstrating	During grading within 300 feet of any	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate.	compliance. As determined by the qualified archaeologist, steep slopes or previously graded areas that have no potential for the presence of cultural remains may not require monitoring	known archaeological site		
RMDP/SCP-CR-4: During any earth disturbance within 300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.	Fence known archaeological site(s) as specified	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP
RMDP/SCP-CR-5: In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP •
RMDP/SCP-CR-6: If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken: 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American: (i) The Coroner shall contact the Native American Heritage Commission within 24 hours; (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and (iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: a. The Native American Heritage Commission is				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; b. The descendant identified fails to make a recommendation; or c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.				
6. GEOLOGY AND SOILS				
ES/VCC-MM-GEO-1: Prior to issuance of building permits, to address potential risks related to seismic shaking, all structures shall be designed using sound engineering judgment and the latest California Building Code requirements, as a minimum, which prescribe minimum lateral forces, applied statically to each habitable structure, combined with the gravity forces of dead and live loads, as determined in a report by a registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
ES/VCC-MM-GEO-2: Prior to issuance of rough grading permits, and in those portions of the Entrada South and VCC planning areas beneath habitable structural improvements where the anticipated seismic differential settlement exceeds the County of Los Angeles' one-inch	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
seismic differential settlement standard, one or more of the following design requirements will be implemented: a. Alluvium removal to reduce liquefaction-induced settlement to less than 1 inch. b. Ground improvements such as rammed aggregate piers (RAPs), deep soil mixing (DSM), or stone columns to reduce liquefaction-induced settlement to less than 1 inch. c. Ground improvements such as deep dynamic compaction (DDC) or compaction grouting to reduce liquefaction-induced settlement to less than 1 inch. d. Sufficiently stiff foundations or deep foundations. e. An approved alternative design requirement capable of reducing liquefaction induced settlement to less than 1 inch. The above design requirements shall be performed by removing and/or improving enough liquefiable alluvium to achieve a less than 1-inch seismic differential settlement, pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports, or by specific foundation design. Geotechnical recommendations and design requirements shall be presented and approved as a conceptual design at the 100-scale grading plan stage and as a detailed design at the 40-scale grading plan stage.				
ES/VCC-MM-GEO-3: Prior to issuance of rough grading permit, in order to address landslides, unstable soil, liquefaction, expansive soil and dry-sand settlement, a Corrective Grading Plan delineating the areas where such geotechnical conditions exist shall be prepared by a	Submit grading plan	Prior to issuance of grading permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
registered geotechnical engineer and submitted to the Department of Public Works pursuant to the County of Los Angeles Manual for Preparation of Geotechnical Reports. The Corrective Grading Plan shall address the following: a. Project grading shall include a combination of ground modification and/or structural mitigation in areas subject to liquefaction to reduce the risk to an acceptable level (as defined by CGS in Special Publication 117a, Chapter 2, or as superseded by CGS guidance in effect at the time of implementation of this measure). Ground modification shall consist of the removal of some of the soil material subject to liquefaction. The recommended depth of removal for mitigation of liquefaction ranges from 5 to 30 feet. Structures shall be designed to resist the anticipated static and seismic total and differential settlements. b. Landslides shall be stabilized and/or removed, and/or building setbacks shall be used to protect structural integrity. c. Grading and engineering design requirements shall address the removal of unstable soil, stabilization of potential landslide areas, and compaction of engineered fill to meet County of Los Angeles soil compaction requirements (County of Los Angeles Grading Guidelines, 2017). d. Areas where expansive soil is encountered shall include grading measures designed to reduce hazard of construction in expansive soil including but not limited to removing expansive soil and replacing with engineered fill, installing drainage systems, using				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
stiffened foundations systems, or conducting engineered preparation of building pads.				
ES/VCC-MM-GEO-4: Prior to the issue of building permits, and after the site has been mass graded, soil corrosion testing shall be completed and appropriate design requirements shall be implemented in accordance with the latest California Building Code (CBC) as a minimum, to reduce the hazard of construction in corrosive soil.	Submit building plan	Prior to issuance of building permit(s)	Applicant	• LACDPW
7. GREENHOUSE GAS EMISSIONS				
RMDP/SCP-2-2: Prior to the issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities, respectively, for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the commercial development, private recreation centers, and public facilities within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations have been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources	Submit ZNE Report for County review and confirmation prior to issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy	Prior to issuance of commercial building permit(s)	Applicant	• LACDPW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the commercial development, private recreation centers, and/or public facilities shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, short falls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-	Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 MTCO2e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report. *(This mitigation measure applies to the VCC Planning Area with the qualification that the village-specific equivalency metric is 4.3 [not 5.1] MTCO2e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)*				
RMDP/SCP-2-5: Prior to the issuance of commercial building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County, which demonstrate that the parking areas for commercial buildings on the RMDP/SCP project site shall be equipped with electric vehicle (EV) charging stations that provide charging opportunities to 7.5 percent of the total number of required parking spaces. ("Commercial buildings" include retail, light industrial, office, hotel, and mixed-use	Submit building design plan	Prior to issuance of commercial building permit(s)	Applicant	• LACDPW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
buildings.) The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station. In the event that the installed charging stations use functionality/ technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour.				
RMDP/SCP-2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final AEA Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from project build out with oversight from Los Angeles County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by Los Angeles County when approving tentative subdivision maps for land	A copy of the Valencia TDM Plan is provided in **Appendix 5.9b** of the SEIR. Implementation of the TDM Plan shall proceed in accordance with the provisions outlined in the plan. Additionally, monitoring and implementation of the Valencia TDM Plan shall proceed in accordance with a village-level applicability supplement to the TDM Plan, which is provided in **Appendix 5.9b** of the SEIR.	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
developments that are part of the project. Accordingly, the TDM Plan identifies key implementation actions that are critical to the effectiveness of the VMT-reducing strategies, as well as timeline and phasing requirements, monitoring standards, and performance metrics and targets tailored to each of the strategies. In accordance with the TDM Plan, a non-profit Transportation Management Organization (TMO) or equivalent management entity shall be established to provide the services required, as applicable. *(The Newhall Ranch Transportation Demand Management Plan [which is now known as the Valencia TDM Plan] and above-referenced village-level applicability supplement, entitled Entrada South & Valencia Commerce Center: Transportation Demand Management Plan Evaluation, are provided in* ***Appendices 5.9b*** *and* ***5.9c*** *of the SEIR.)*	The Project applicant or its designee, which may include the Transportation Management Organization or its equivalent entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emission reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each un-used NEV purchase subsidy shall equal 2.7 MT CO2e reductions per year and each unused E-Bike purchase subsidy shall equal 0.9 MT CO2e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
	subsidy funding for purposes of achieving this equivalency requirement.			
RMDP/SCP-2-7: Prior to the issuance of traffic signal permits, the project applicant or its designee shall work with Los Angeles County and the California Department of Transportation (Caltrans), as applicable, to facilitate traffic signal coordination along: • State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; • Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP Project site; • Magic Mountain Parkway from Long Canyon Road to the Interstate 5 north-bound ramps; and, • Commerce Center Drive from Franklin Parkway to Magic Mountain Parkway. To effectuate the signal synchronization and specifically the operational and timing adjustments needed at affected traffic signals, the project applicant or its designee shall submit traffic signal plans for review and approval, and/or pay needed fees as determined by Los Angeles County or Caltrans, as applicable. A majority of the signals that will be synchronized will be new signals constructed/installed by the project. Thus, for these signals, the project will provide the necessary equipment at the signal controller cabinet, as well as within the new roadways themselves, to enable and facilitate synchronization. The project is responsible for paying 100 percent of the applicable fee amount for the	The Project applicant or its designee shall submit traffic signal plan(s) for County or Caltrans review and approval, as applicable, and/or pay applicable fees as needed for signal operations and timing adjustments to affected traffic signals prior to traffic signal permit issuance.	Prior to issuance of traffic signal permit(s)	Applicant	• LACDRP • Caltrans

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
signal synchronization work, with assurance that the necessary funding will be available to fully implement this measure.				
RMDP/SCP-2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully mitigate the construction and vegetation change GHG emissions associated with each such grading permit (the "Incremental Construction GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the project applicant-submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6): Directly undertake or fund activities that reduce or sequester GHG emissions ("Direct Reduction Activities") and retire the associated "GHG Mitigation Credits" in a quantity equal to the Incremental Construction GHG Emissions. A "GHG Mitigation Credit" shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the estimated reduction or sequestration of one metric tonne of carbon dioxide equivalent that will be achieved by a Direct Reduction Activity that is not otherwise required (California Environmental Quality Act [CEQA] Guidelines Section 15126.4(c)(3)). An "Approved Registry" is an accredited carbon registry as defined by the GHG Reduction Plan; or–Obtain and retire "Carbon Offsets" in a quantity equal to the Incremental Construction GHG Emissions. "Carbon Offset" shall mean an instrument issued by an Approved Registry that satisfies the	Prior to obtaining grading permits for development within the VCC Planning Area, the incremental GHG emissions associated with such construction and vegetation change-related activities shall be offset. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6). In the event that multiple village-level projects have shared improvements, as defined to include any type of utility, roadway and/or infrastructure improvement identified for the implementation of each project, the construction-related	Prior to issuance of grading permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
performance standards set forth in the GHG Reduction Plan and shall represent the past reduction or sequestration of one metric tonne of carbon dioxide equivalent achieved by a Direct Reduction Activity or any other GHG emission reduction project or activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)).	emissions for the shared improvements only shall be offset once and shall be the responsibility of the village-level project that occurs first in time from a grading permit issuance perspective			
RMDP/SCP-2-11: Prior to the issuance of building permits for development within the RMDP/SCP project site, the project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program ("Retrofit Program"), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged communities (as defined in the Retrofit Program). The project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets issued by an Approved Registry based on such Direct Reduction Activities in a quantity equal to the sum of the following (together, the "Retrofit Reduction Requirement") as included in Final AEA Appendix 13: • For the residential portion of a building permit application, the product of the planned number of residential units for the village-level project multiplied by 0.0377 MTCO2e; • For the commercial portion of a building permit application, the product of the planned commercial development per thousand commercial square feet multiplied by 0.0215 MTCO2e. ("Commercial development" includes retail, light industrial, office,	Prior to the issuance of building permits for development within the RMDP/SCP project site, the Project Applicant or its designee shall provide the County with an attestation from an Approved Registry that the Project Applicant has retired a sufficient quantity of GHG Mitigation Credits or Carbon Offsets associated with Direct Reduction Activities to undertake or fund building retrofits in a quantity equal to the Retrofit Reduction Requirement. See Final AEA Appendix 6.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
hotel and mixed-use buildings.) Building retrofits covered by the Retrofit Program can include, but are not limited to: cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting (including, but not limited to, light bulb replacement), energy efficient appliances, energy efficient windows, pool covers, insulation, and water conservation measures. The Retrofit Program shall be implemented within the geographic area defined to include Los Angeles County and primarily within disadvantaged communities, as defined by the Retrofit Program, or in other areas accepted by the Los Angeles County Planning Director. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*				
RMDP/SCP-2-12: Prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the project applicant or its designee shall provide Los Angeles County proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an electric vehicle charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an electric vehicle charging station for every 7,000 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel	As part of implementation of the Mission Village project, the County has been provided with proof (e.g., illustrative photos) of installation of electric vehicle charging stations capable of servicing 20 off-site parking spaces prior to the issuance of the first building permit for the RMDP/SCP project site; therefore, this portion of	Prior to issuance of building permit(s), as specified	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and mixed-use buildings.) Off-site EV charging stations capable of servicing 2,036 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located within the geographic area defined to include Los Angeles County. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*	the measure has been satisfied. Prior to the issuance of a commercial building permit for 7,000 square feet and each additional 7,000 square feet thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station			
RMDP/SCP-2-13: In addition to Mitigation Measures 2-1	Prior to obtaining	Prior to issuance of	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
through 2-12, the project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration through the Direct Reduction Activities in coordination with an Approved Registry, such as the Climate Action Reserve. If these Direct Reduction Activities do not achieve the necessary amount of GHG reductions, the project applicant or its designee can obtain Carbon Offsets issued by an Approved Registry. Prior to issuing building permits for development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully offset the, project's remaining (i.e., post implementation of Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with each such building permit (the "Incremental Operational GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Newhall Ranch GHG Reduction Plan: • Undertake or fund Direct Reduction Activities that are estimated to result in GHG Mitigation Credits, as described in the GHG Reduction Plan, and retire such GHG Mitigation Credits in a quantity equal to the Incremental Operational GHG Emissions; • Undertake or fund Direct Reduction Activities and retire the Carbon Offsets in a quantity equal to the Incremental Operational GHG Emissions; or	building permits for an incremental amount of development within the RMDP/SCP project site, the incremental operational GHG emissions over the 30-year Modified Project life associated with such building permits that must be offset (the "Incremental Operational GHG Emissions") will be equal to the sum of: (1) the number of proposed residential units covered by the applicable building permit multiplied by 108.89 MT CO2e; and (2) every thousand square feet (TSF) of proposed commercial development covered by the applicable building permit multiplied by 506.86 MT CO2e. For example, to obtain a building permit for 75 residential units and 40,000 square feet of	building permit(s)		

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• If necessary, as determined by the Los Angeles County Planning Director in accordance with the GHG Reduction Plan, to fully offset Incremental Operational GHG Emissions, the project applicant or its designee may purchase and retire Carbon Offsets that have been issued by an Approved Registry in a quantity equal to the Incremental Operational GHG Emissions. Compliance with Mitigation Measure (MM) 2-13 shall be demonstrated incrementally prior to obtaining building permits. The incremental Operational GHG Emissions shall be equal to the sum of (1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio." ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) GHG Residential Ratio and GHG Commercial Ratio shall mean the emissions ratios in MTCO2e set forth in the applicable CEQA analysis completed by the County of Los Angeles for a specific village-level project to ensure that the related GHG emissions are reduced to zero. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*	commercial development, the Incremental Operational GHG Emissions would be: 75 units x 108.89 MT CO2e/unit + 40 TSF x 506.86 MT CO2e/sf = 28,441 MT CO2e. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6).			
Project Applicant–Proposed Supplemental Commitment In addition to the installation of EV charging stations	Prior to issuance of a commercial building permit for each	Prior to issuance of building permits, as specified	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
required by Mitigation Measures 2-5 and 2-12, and although not required for the project to achieve net zero GHG emissions, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) parking space shall be served by an electric vehicle charging station for every 50 dwelling units, and one (1) parking space shall be served by an electric vehicle charging station for every 15,900 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) EV charging stations capable of servicing 1,010 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located either on the	additional 15,900 square feet thereafter, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. If installed on the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-5. If installed off of the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure			

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
project site or within the jurisdictional area of the Southern California Association of Governments. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities. *(The residential portion of this mitigation measure does not apply to the VCC Planning Area because no residential development is proposed.)*	RMDP/SCP-2-12. Because the parking spaces serviced by the electric vehicle charging stations provided by this measure are in addition to those required by Mitigation Measures RMDP/SCP-2-5 and RMDP/SCP-2-12, a tracking matrix shall be maintained to ensure that this measure's benefits are additive and that the requirements of each measure are independently satisfied.			
8. HAZARDS AND HAZARDOUS MATERIALS				
RMDP/SCP-PH-1: During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., "wildcat") wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below: • File Notice of Intent to re-abandon well; • Excavate and expose several feet of well casing;	Submit confirmation that required records were files with CalGEM	Upon completion of work	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
• Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure; • Install a wellhead and blow out prevention equipment; • Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR; • Place cement plugs of varying lengths as required by DOGGR; • All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; • Move out drill rig; • Cut off casing at least five feet below final finished grade; • Weld a steel plate on top of the wellhead; • Backfill and compact excavation and clean up location; • Survey the center point of the buried well using GPS instrumentation; • Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and • Submit the re-abandonment record to DOGGR within 60 days upon completion of work. Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
incorporated into the final development plans for the Project, if applicable. *(Note that DOGGR is now referred to as the California Geologic Energy Management Division or CalGEM.)*				
RMDP/SCP-PH-6: All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan. (*SCGC refers to the Southern California Gas Company, or SoCalGas. This measure applies to any SoCalGas pipeline relocation and nearby grading.)*	Submit grading plans	Prior to issuance of grading permit(s) within any SoCalGas easement	Applicant	• LACDPW
RMDP/SCP-PH-8: To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities: • The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill. In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated	Provide confirmation of construction contract documentation	During grading/construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.				
RMDP/SCP-PH-10: Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.	Submit Chemical Inventory; if required by LACFD, prepare and submit a Hazardous Materials Business Plan	During construction, prior to start of work by each contractor necessitating chemical use	Applicant	• LACFD
RMDP/SCP-PH-12: A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are	Document in log demonstrating compliance	Prior to issuance of building permit(s) in areas of impacted soils	Applicant	• LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan will outline guidelines for the following: • Identifying impacted soil; • Assessing impacted soil; • Soil excavation; • Impacted soil storage; • Verification sampling; and • Impacted soil characterization and disposal. In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. *(The soil management plan for the VCC Planning Area is included as **Appendix 5.4f** of the SEIR*				
RMDP/SCP-PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a	Submit Wildfire Fuel Modification plan	Prior to issuance of building permit(s).	Applicant	• LACDRP • LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve. *(Construction period requirements (a) through (d) are superseded by PDF-WF-1 listed below in Section 14, Wildfire.)*				
VCC-PH-3: Covenants, Conditions and Restrictions established and implemented by the Developer shall forbid any use of the property fronting on The Old Road and located north of the Southern California ("SCE") Easement and south and east of Castaic Creak for any use that requires an air toxic hot spots Emission Inventory Plan approved by the local Air Quality Control District or a Risk Management and Prevention Plan approved by the County Fire Department.	Establish and implement CC&Rs	Prior to issuance of building permit	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
9. HYDROLOGY AND WATER QUALITY—HYDROLOGY				
RMDP/SCP-GRR-2: Where practical in River and tributary drainages, bridge crossings shall minimize the number and size of piers and/or columns to minimize localized impacts to River and/or tributary geomorphology and riparian resources.	Submit bridge building plan(s)	Prior to issuance of bridge building permit	Applicant	• LACDPW
10. HYDROLOGY AND WATER QUALITY—WATER QUALITY				
RMDP/SCP-WQ-1: Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate); (2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 this EIS/SEIR. *(SUSMP requirements have been superseded by the requirements of the County's Low Impact Development [LID] Ordinance and LID Manual. The final SUSMP is now referred to as the LID Plan per the County LID Manual. Prior to the issuance of any rough grading or*	Submit LID Plan	Prior to final parcel map or issuance of any grading or building permit (whichever comes first)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
*building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan will be prepared consistent with the terms and contents of the Water Quality Report (**Appendix 5.6** of the SEIR), including applicable requirements in the MS4 Permit and LID Ordinance. The BMPs identified in the LID Plan will include, as applicable, but not be limited to, the BMPs set forth in Table 7.4.1-1 of the Water Quality Report. The BMPs set forth in Table 7.4.1-1 therein supersede the PDFs set forth in Table 4.4-12 of the State-certified EIR.)*				
RMDP/SCP-WQ-2: Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Specific Plan, Entrada, and VCC Project that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. IPM is a strategy that focuses on long-term prevention or suppression of pest problems (i.e., insects, diseases and weeds) through a combination of techniques including: using pest-resistant plants; biological controls; cultural practices; habitat modification (Techniques 1–6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). The Landscape and Integrated Pest Management Plan	Submit Landscape and Integrated Pest Management Plan	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
will address the following components: 1. Pest identification. 2. Practices to prevent pest incidence and reduce pest buildup. 3. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. 4. Establishment of action thresholds that trigger control actions. 5. Pest control methods—cultural, mechanical, environmental, biological, and appropriate pesticides. 6. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling. 7. Pesticide management—safety (e.g., Material Safety Data Sheets, precautionary statements, protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation). (*Reference to Section 4.4 refers to the Water Quality Section of the State-certified EIR.)*				
11. NOISE				
VCC-NOI-7: The Permittee shall route all heavy construction vehicles for the project, except those for	Include the requirement in the CC&Rs and Construction Traffic	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
PM 18229, away from the Backer Road/I-5 entrance. *(Backer Road has been renamed and is currently known as Hasley Canyon Road.)*	Management Plan			
VCC-NOI-10: Trucks weighing more than 7 tons shall be prohibited on Backer Road between I-5 and Hasley Canyon Road between the hours of 8:00 P.M. and 7:00 A.M. *(Backer Road is now named Hasley Canyon Road.)*	Include the requirement in the CC&Rs	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-1: For all construction-related activities, the Applicant shall implement the following: • The Applicant shall utilize construction equipment equipped with optimal exhaust muffler systems consistent with FHWA guidance to achieve a noise reduction of 10 dBA or more. • All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise due to worn or improperly maintained parts is generated consistent with FHWA guidance. • The Applicant shall utilize construction equipment that incorporates features to dampen metal surfaces and minimize metal-to-metal contact, consistent with FHWA guidance.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-2: When construction operations occur adjacent to off-site occupied residential uses, the construction contractor(s) shall: (1) locate stationary construction equipment as far away as feasible from nearby receptors; (2) prohibit the idling of construction equipment; (3) notify adjacent residences in advance of	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction work; and (4) install temporary acoustic barriers or noise blankets around stationary construction noise sources. These barriers shall be made featuring weather-protected, sound-absorptive material on the construction-activity side of the noise barrier and must be installed in a location that completely blocks line-of-sight between the construction noise source and adjacent sensitive receptors.				
ES/VCC-MM-NOI-3: During construction of the proposed berm on the north side of the VCC Planning Area, the Applicant shall install a temporary noise barrier that achieves a noise reduction level of at least 3.14 dBA at the residences located at the end of the Diablo Place, Rangewood Road, and Quincy Street cul-de-sacs. This temporary noise barrier shall be removed once construction of the berm is completed. The location of the temporary noise barrier is shown on **Figure 5.8-2**, Location of Temporary Noise Barrier Required Pursuant to Mitigation Measure ES/VCC-MM-NOI-3.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-MM-NOI-4: Prior to the start of construction and maintained for the duration of construction, the Applicant shall clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. The superintendent shall ensure that all complaints received are logged noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.	Maintain log demonstrating compliance	Prior to the start of construction	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
12. PALEONTOLOGICAL RESOURCES				
RMDP/SCP-PR-1: A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. (a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of excavation are being fully monitored for the presence of paleontological resources. The number of required monitors shall be determined by Project's monitoring paleontologist. (b) The older dissected Pleistocene formations have a moderate potential to yield paleontological resources and will require halftime monitoring during all grading activities by a qualified paleontologist(s). Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done at the end of each phase of grading. This reassessment of potential will be used to develop mitigation plans for future phases of development. If fossil production is lower than expected, the duration of the monitoring efforts should be reduced to less than continuous monitoring during all grading activities.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-PR-2: The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-PR-3: Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-PR-4: Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR, and is available for public review at the Los Angeles County Department of Regional	Maintain log demonstrating compliance	Prior to grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.				
RMDP/SCP-PR-5: Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History (or similar institution). Most institutions are now requiring, as conditions for accepting the materials, that significant fossils be prepared, identified to a reasonable level, and catalogued before donation. Therefore, to meet these requirements, prior to the start of Project-related grading, an agreement shall be reached with a suitable scientific repository regarding acceptance of the fossil collection.	Submit copy of curation agreement to LACDRP	Prior to grading	Applicant	• LACDRP
RMDP/SCP-PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.	Maintain log demonstrating compliance	During grading/ following completion of grading	Applicant	• LACDRP
RMDP/SCP-PR-7: To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized	Submit final report regarding paleontological monitoring	Following completion of grading	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.				
13. PUBLIC SERVICES—SHERIFF PROTECTION AND SCHOOLS				
ES/VCC-PDF-PS-1: Any gated entrances to the Project Site subareas shall incorporate a Knox-Box entry system or equivalent.	Submit building plan(s) showing gate entry systems	Prior to installation of gates	Applicant	• LACFD
ES/VCC-PDF-PS-2: The Project Applicant, its successors or designees shall notify the Los Angeles County Sheriff's Department and California Highway Patrol prior to any Project-related lane closures or other road construction and ensure emergency access remains clear and unobstructed.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-3: During construction, construction signs shall be posted with a reduced construction zone speed limit per guidance from the California Highway Patrol.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-4: Upon completion, the Applicant shall provide the Santa Clarita Valley Station Commander with a diagram of each portion of the Project Site, including	Submit as-built site plans with access routes	Upon completion of development within each planning area	Applicant/ Commercial Developer(s)	• LACSD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
building entries and access routes.		of the site		
ES/VCC-PDF-PS-5: Prior to commencement of construction, the Project Applicant shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize the potential for trespass, theft, and other unlawful activity.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
ES/VCC-PDF-PS-7: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.	Provide verification of compliance from School	Prior to building permit issuance	Applicant	• LACDPW
ES/VCC-PDF-PS-8: The developer of future subdivisions which allow construction shall comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District.	Provide verification of Compliance from School District	Prior to building permit issuance	Applicant	• LACDPW
14. TRANSPORTATION/TRAFFIC				
ES/VCC-PDF-TR-1: Prior to any construction activities and/or issuance of required encroachment permits from the County of Los Angeles, the City of Santa Clarita, and/or Caltrans, a detailed Construction Traffic Management Plan shall be submitted to the relevant agency or agencies for review and approval, consistent with each agency's established codes and procedures. The Construction Traffic Management Plan shall include the following, as required by the applicable agency or agencies: • Provisions for traffic control during all phases of	Submit Construction Traffic Management Plan	Prior to construction and/or issuance of encroachment permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction activities to improve traffic flow on public roadways (e.g., flag persons), as needed; • Scheduling construction activities to reduce the effect on traffic flow on arterial streets, including limiting construction worker arrivals immediately prior to opening hours at Six Flags Magic Mountain; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers on streets impacted by Project construction; • Detour signs, as needed; • Provisions to configure construction parking to minimize traffic interference; • Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the roadway construction (mitigation) activities during all phases of construction activities; • Provisions to maintain emergency access at all times in the event temporary lane closures are necessary for the installation of utilities; and • With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas.				
RMDP/SCP-TR-5: The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
Certified EIR] Alternatives 2, 3, and 7 only.)				
RMDP/SCP-TR-7: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2 through 7.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW
RMDP/SCP-TR-8: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Via Princessa east of Santa Clarita Road by increasing the planned six-lane roadway to a six-lane roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, 4 and 5 only.) *(As a clarification, Via Princessa would be increased from a planned six-lane roadway to an eight-lane roadway. The VCC Project's fair share of the cost of this improvement is 0.2%.)*	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to start of construction of this portion of Via Princessa	Applicant	• LACDPW
15. WILDFIRE				
ES/VCC-PDF-WF-1: Prior to any construction activities, a detailed Construction Fire Prevention Plan (CFPP) shall be prepared for the Modified Project and submitted to the Los Angeles County Fire Department (County Fire) for review and approval. The CFPP shall designate fire safety measures to reduce the possibility of fires during construction activities, including fire watch during hot works and heavy machinery activities (e.g., welding), spark arresters on all equipment, water supply via hose lines attached to hydrants, or a water tender pursuant to County Fire requirements, red flag period restrictions, and	Submit Construction Fire Prevention Plan	Prior to commencement of construction	Applicant	LACFD

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mandatory on-site fire resources. Employees would be presented with basic prevention fire training upon employment and the on-site safety officer and/or supervisor/foreman shall maintain documentation of training. Training shall include reviewing the Modified Project's Fire Protection Plan, and Occupation Safety and Health Administration (OSHA) Fire Protection and Prevention guidance on the proper response and notification of a fire and the use of fire extinguishing equipment. A site safety officer shall be responsible for the implementation of the CFPP, ensuring fire control equipment are maintained in good working conditions, monitoring combustibles onsite, conducting fire safety surveys, posting fire rules in an area visible to employees, stopping work activities that pose a fire hazard or are not in compliance with the CFPP, and reporting all fire ignited on site to County Fire.				
ES/VCC-PDF-WF-2: Prior to bringing lumber or combustible materials related to building construction onto the Modified Project Site, site improvements within the active development area shall be in place, including utilities, operable fire hydrants, and an approved, temporary roadway surface and fuel modification zones shall be established. Combustible materials may be utilized on-site prior to stated site improvements as needed for providing the improvements (e.g., wood forms for cast-in-place concrete). The applicant shall submit site improvement plans to County Fire prior to the issuance of the building permits.	Submittal of site improvement plans	Prior to issuance of building permits	Applicant	• LACFD
ES/VCC-PDF-WF-3: All vegetation management with the Fuel Modification Zones (FMZs) and common areas shall	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
be completed annually by May 1 of each year. Vegetation management may be completed more often for fire safety if determined necessary by County Fire. The Modified Project Homeowners' Association (HOA) or equivalent entity shall be responsible for the annual maintenance of all vegetation management within the FMZs in the common areas ensuring compliance with Los Angeles County Fire Department (County Fire) fuel modification guidelines. Property owners will be responsible for maintaining the Ember Resistant Zone (ERZ) and any fuel modification within their property. The annual maintenance would be managed and maintained by the Modified Project HOA through a qualified contractor that shall be required to meet fire safety requirements regarding equipment, the timing of maintenance, and fire suppression capabilities. Maintenance activities would include but not be limited to removing dead and dying material, removing undesirable plant species, and conducting thinning activities to maintain adequate spacing requirements. The Modified Project HOA or similar entity shall be responsible for ensuring the long-term funding and ongoing compliance with all provisions of the FPP including, vegetation planting, fuel modification of the perimeter areas, vegetation management on all common areas including roadsides, and open space areas under their control (if not considered Entrada Spineflower Preserve). The Modified Project HOA shall be responsible for the implementation of the annual FMZ maintenance subject to ongoing enforcement by County Fire.				
ES/VCC-PDF-WF-4: By June 1 of each year, a third-party inspector shall be hired by the Modified Project HOA	Include the requirement	Prior to issuance of	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
or equivalent entity to conduct an annual inspection of the Fuel Modification Zones (FMZs), including the Ember Resistant Zone (ERZ) and FMZs that are within private property. The inspector would evaluate the FMZs for compliance with regulations and that they are operating accordingly. The inspector shall notify the HOA of any non-compliant FMZs, recommend measures for remediation, and a timeframe for reinspection. The Modified Project HOA shall be responsible for the long-term funding of the inspections. An inspection report shall be submitted to County Fire each year documenting inspection results and compliance with County FMZ requirements.	in the CC&Rs	building permits		
ES/VCC-PDF-WF-5: The Modified Project residents and occupants shall be provided with ongoing education regarding wildfire, the FPP, and the Wildland Fire Evacuation Plan. The education program would support fire safety, evacuation practices, and fire safety features designed for the community. The Wildfire Education Program would provide target outreach to residents and occupants living in a fire risk area and would be a layered approach to maintaining high wildfire risk awareness that includes active and passive features. Contents of the educational program would be reviewed and approved by Los Angeles County Fire Department (County Fire) before printing and distribution. The Modified Project HOA or similar entity shall be responsible for the ongoing funding and maintenance of the wildfire education program. The educational program shall consist of the following: 1. Bi-annual email and mailers: Residents and occupants will be provided with bi-annual emails and	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
mailers in April and in August. Mailers would be sent to each property address and property owners would receive digital copies. Property owners would be highly encouraged to share this information with tenants should they choose to rent their property. The mailers and emails would include information such as reminders about annual defensible space inspections, maintaining the Ember Resistant Zone (ERZ), how to prepare for wildfire season, evacuation information, and how to prevent wildfires. There would also be links to various resources on where to get trusted information such as County Fire, 211 LA County, and Ready LA County. 2. Website: There shall be a dedicated community website with more detailed information and resources about wildfire awareness and prevention. The website would serve as a centralized resource for the fire education program and include information from the FPP. The website will also have fire watch and red flag warning alerts, as well as information on restrictions during fire weather conditions. Residents will also be able to use the website to sign up for an annual residential defensible space inspection from the HOA Fire Committee. 3. Community workshops and webinars: Two times a year there shall be either in-person or virtual community workshops. The goal of the workshops would be to cover various fire topics more in-depth. For example, this could include having a County Fire representative come to meet the community, a workshop on how to make a go-bag, a workshop on how to make a residential evacuation plan, or how to				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
maintain the home ignition zone. 4. New resident packet: All residents and new residents in the future shall also be presented with a wildfire awareness and safety package upon purchase or rental of a home. This would also be given to businesses as part of their employee training program. Within the package will be a memory stick with the evacuation plan, a list of fire protection features, information on the regional fire hazard, prohibited activities in fire risk areas, how to build a go-bag, and a list of agencies and resources for receiving trusted information. 5. Emergency alert campaign: Residents and businesses would be encouraged to sign up for Alert LA County. Alert LA County is the mass notification system for emergency alerts, weather alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies alerts, health notifications, building alerts, and other updates from County, State, and Federal agencies. The campaign shall occur annually and encourage residents to sign up for Alert La County. Reminders would also be sent out in the bi-annual mailers and emails, on the community website, in the workshops, and the new resident package. 6. Fire watch groups: Within the community, there shall also be volunteer fire watch groups. These would be residents or businesses who volunteer to participate in a fire watch group for the community. During red flag warning days, this group would be responsible for reminding businesses and residents of fire-safe practices and restrictions. During red flag warning				

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
days, the fire watch group would also maintain vigilance of potential fires and would be trained on procedures for alerting County Fire in the event of a fire. 7. HOA fire safety committee: The fire safety committee shall be responsible for overseeing the maintenance of community-wide fire protection features. Residents would be able to report fire hazards or hazardous fuel conditions to the HOA committee for remediation. The committee will be responsible for the coordination of the 3rd party Fuel Modification Zone (FMZ) inspections and the volunteer residential defensible space inspections. The committee shall also be responsible for organizing and coordinating an annual education workshop on how to maintain the ERZ. The committee shall also be responsible for the creation and distribution of the educational program for the Modified Project. The committee would serve as a communication link between County Fire and the community.				
ES/VCC-PDF-WF-6: The Modified Project shall formally adopt, practice, and implement a "Ready!, Set!, Go!" approach to evacuation through the creation of a Wildland Fire Evacuation Plan (WFEP) for the Modified Project. The WFEP would be based on standard evacuation planning used by the Los Angeles County Office of Emergency Services and provide residents and occupants with potential egress route information and procedures. The WFEP would be provided to the Entrada South and VCC residents and commercial tenants and posted on the community website. The WFEP would be reviewed by residents at least annually through organized meetings	Include the requirement in the CC&Rs	Prior to issuance of building permits	Applicant	• LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
and educational outreach by the HOA, Community Services District, or other means.				
RMDP/SCP- PH-7: All development of the Newhall Ranch Specific Plan site and the VCC and Entrada Planning Areas shall be in compliance with the provisions of Los Angeles County Code, Title 21, Chapter 21.24, for secondary evacuation access. (This mitigation measure would be achieved through compliance with the referenced County Code regulatory provisions, which establish secondary evacuation access standards. Because the Modified Project is required to comply with the County Code provisions referenced in this measure, no further action on this measure is required.)	Submit plans indicating compliance	Prior to issuance of building permits	Applicant	• LACDRP
RMDP/SCP- PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d)	Submit Wildfire Fuel Modification Plan	Prior to issuance of building permits	Applicant	• LACFD • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance[a]	Timing	Responsible Party	Monitoring/ Enforcement Agency
water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.				

[a] *As indicated below, the Project Applicant will, as appropriate, maintain an implementation log to document compliance with various mitigation measures and PDFs identified in this MMRP. Results contained in the implementation log will be submitted to the County in the Project Applicant's annual report to the extent applicable. Depending on the nature of the measure, compliance may be documented in a single occurrence (i.e., once the action is completed) or on an ongoing or periodic basis, as appropriate based on the specific requirements of each measure.*

[b] *All VCC measures included herein are excerpted from the Mitigation Monitoring Program (MMP) adopted at the September 17, 1991, Los Angeles County Board of Supervisors meeting, at which meeting the Board certified the VCC EIR (SCH No. 1987-123005). The measures within that MMP had different numbering, but the text of the measures remains unchanged herein.*

[c] *For detailed information concerning the Corps compensatory mitigation program for impacts to waters of the United States, please reference Appendix 11.0 of the Section 404(b)1 Alternatives Analysis, included in Appendix F1.0 of the Final EIS/EIR.*

Table 14
Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries

Trees	
red willow	*Salix laevigata*
arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii*
black cottonwood	*Populus balsamifera* ssp. *trichocarpa*
western sycamore	*Platanus racemosa*
Shrubs	
mulefat	*Baccharis salicifolia*
sandbar willow	*Salix exigua*
arrow weed	*Pluchea sericea*
Herbs	
mugwort	*Artemisia douglasiana*
western ragweed	*Ambrosia psilostachya*
cattail	*Typha latifolia*
bulrush	*Scirpus americanus*
prairie bulrush	*Scirpus maritimus*

This is a recommended list. Other species may be found suitable based on site conditions and state and federal permits.

Table 15
Additional RMDP/SCP BIO-22c Oak Tree Replacement Ratios

Trunk Diameter*	Mitigation Ratio
8–35	0.5:1
36+	2.5:1

** Trunk diameter measured at 4.5 feet above mean natural grade. Mitigation required for single-stem oaks with a minimum 8-inch diameter and multi-stem oaks with a combined diameter of 12 inches.*

Table 16
Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type

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

APPENDIX 2

MITIGATION MONITORING AND REPORTING PROGRAM— ACRONYMS, SHORTENED TERMS, AND ABBREVIATIONS

ACOE	Army Corps of Engineers
AEA	Additional Environmental Analysis
AEA	Additional Environmental Analysis
AG	Agriculture and Forest Resources
APLIC	Avian Power Line Interaction Committee
AQ	Air Quality
BACT	Best Available Control Technology
BIO	Biological Resources
BMP	Best Management Practices
Cal/OSHA	California Division of Occupational Safety and Health
CalGEM	California Geologic Energy Management Division
Cal-IPC	California Invasive Plant Council
Caltrans	California Department of Transportation
CAM	Cismontane alkali marsh
CARB	California Air Resources Board
CBC	California Building Code
CC&R	Covenants, Conditions, and Restrictions
CDFG	California Department of Fish and Game (became CDFW)
CDFW	California Department of Fish and Wildlife (formerly CDFG)
CFPP	Construction Fire Prevention Plan
CGS	California Geological Survey

CHP	California Highway Patrol
CLAOTO	County of Los Angeles Oak Tree Ordinance
CLWA	Castaic Lake Water Agency
CMIP	Comprehensive Mitigation Implementation Plan
CNLM	Center for Natural Lands Management
Corps	Army Corps of Engineers
County Fire	Los Angeles County Fire Department
CR	Cultural Resources
CUP	Conditional Use Permit
CVN	Compliance Verification Notice
DAPTF	Declining Amphibian Populations Task Force
dbh	diameter at breast height
DOGGR	Department of Conservation, Division of Oil, Gas and Geothermal Resources (now CalGEM)
DPW	Department of Public Works
E-Bikes	Electric Bikes
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ERZ	Ember Resistant Zone
ES	Entrada South
EV	Electric Vehicle
FHWA	Federal Highway Administration
FMZ	Fuel Modification Zone
FPP	Fire Prevention Plan
GEO	Geology and Soils
GHG	Greenhouse Gas
GPS	Global Positioning System

GRR	Geomorphology and Riparian Resources
HARC	Hybrid Assessment of Riparian Communities
HOA	Home Owners' Association
IPM	Integrated Pest Management
ITP	Incidental Take Permit
JPA	Joint Powers Authority
LACDAC	Los Angeles County Department of Arts and Culture
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LID	Low Impact Development
MM	Mitigation Measure
MMP	Mitigation Monitoring Program
MMRP	Mitigation Monitoring and Reporting Program
MOU	Memorandum of Understanding
MTCO2e	Metric Tons Carbon Dioxide Equivalent
NEV	Neighborhood Electric Vehicle
NLMO	Natural Lands Management Organization
NOAA	National Oceanic and Atmospheric Administration
NOI	Noise
NPDES	National Pollutant Discharge Elimination System
OSHA	Occupation Safety and Health Administration
PDF	Project Design Feature
PH	Potentially Hazardous
PR	Paleontological Resources

PS	Public Services
Retrofit Program	Building Retrofit Program
RMDP	Resource Management and Development Plan
RMDP/SCP	Resource Management and Development Plan and Spineflower Conservation Plan
RMP	Resource Management Plan
RMW	RMW Paleo Associates, Inc.
RWQCB	Regional Water Quality Control Board
SCAQMD	Southern California Air Quality Management District
SCE	Southern California Edison
SCGC	Southern California Gas Company
SCP	Spineflower Conservation Plan
SCPWD	Santa Clarita Public Works Department
SCV Water	Santa Clarita Valley Water
SEA	Significant Ecological Area
SEIR	Supplemental Environmental Impact Report
SMA	Special Management Area
SoCalGas	Southern California Gas Company
SOON	Surplus Off-Road Opt-In for NO_X
SP	Specific Plan
sq. ft.	square feet
SUSMP	Standard Urban Stormwater Mitigation Plan
SW	Jurisdictional Waters and Streams
SWPPP	Stormwater Pollution Prevention Plan
TDM	Transportation Demand Management
TMO	Transportation Management Organization
TR	Transportation/Traffic

TSF	thousand square feet
USFWS	United States Fish and Wildlife Service
UTS	Unarmored Threespine Stickleback
VCC	Valencia Commerce Center
VMT	Vehicle Miles Traveled
VR	Visual Resources
WEAP	Worker Environmental Awareness Program
WF	Wildfire
WFEP	Wildland Fire Evacuation Plan
WQ	Water Quality
WS	Water Supply
ZNE Report	Zero Net Energy Confirmation Reports
ZNE	Zero Net Energy