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February 21, 2012 **ADOPTED**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**#20 OF FEBRUARY 21, 2012**

Agenda No. 47  
10/04/11

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**Re: PROJECT NUMBER 00-196-(5)  
CONDITIONAL USE PERMIT NUMBER 00-196-(5)  
CONDITIONAL USE PERMIT NUMBER 2005-00112-(5)  
OAK TREE PERMIT NUMBER 00-196-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced permits, which relate to a proposed mixed-use development consisting of, among other things, 270 single-family lots, 15 multi-family lots, 2 mixed use/multi-family lots, 16 commercial lots, 83 open space lots, 3 recreation lots, 2 park lots, 5 trail-related lots, and 4 public facility lots, located north of the Santa Clara River and west of Interstate 5 in the Newhall Zoned District. The project, known as Landmark Village, represents the first subdivision proposed under the Newhall Ranch Specific Plan, approved by your Board in 2003.

At the completion of the hearing, your Board indicated an intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI  
Acting County Counsel

By   
LAWRENCE L. HAFETZ  
Assistant County Counsel  
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APPROVED AND RELEASED:

  
RICHARD D. WEISS  
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Enclosures  
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**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NUMBER 00-196-(5)  
CONDITIONAL USE PERMIT NO. 00-196-(5)  
CONDITIONAL USE PERMIT NO. 2005-00112-(5)  
OAK TREE PERMIT NO. 00-196-(5)**

**General Findings**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 00-196-(5) ("CUP I"); CUP No. 2005-00112-(5) ("CUP II"); and Oak Tree Permit No. 00-196-(5) ("Oak Tree Permit") on October 4, 2011. CUP I, CUP II, and the Oak Tree Permit were heard concurrently with Vesting Tentative Tract Map No. 53108-(5) ("Vesting Map"), General Plan Amendment No. 00-196-(5), Specific Plan Amendment No. 00-196-(5), and Local Plan Amendment No. 00-196-(5) (collectively "Plan Amendments"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on CUP I, CUP II, the Oak Tree Permit, the Vesting Map, and the Plan Amendments on January 31, 2007, February 28, 2007, and January 9, 2008.
2. The permittee, The Newhall Land and Farming Company, seeks authorization to develop a mixed-use development known as Landmark Village, the first subdivision proposed under the Newhall Ranch ("Newhall Ranch") Specific Plan ("Specific Plan"), described in Finding No. 8 below.
3. CUP I is a request to ensure that project-level improvements for Landmark Village are both consistent with the River Corridor Special Management Area ("SMA") of the Specific Plan, and the Board's previously approved CUP No. 94-087, which allows necessary improvements authorized by the Specific Plan within Significant Ecological Area ("SEA") 20 and SEA 23.
4. CUP II is a request to authorize the development of off-site utilities, including water tanks, and grading in excess of 100,000 cubic yards and transport of graded materials. The project requires off-site grading and transport of up to 7 million cubic yards of fill for the site and other related development (i.e., debris basins, water/wastewater facilities, and the utility corridor). Of the 7 million cubic yards of fill, 5.8 million cubic yards of fill will be imported from the Adobe Canyon borrow site, and 1.2 million cubic yards of fill will be imported from the Chiquito Canyon grading site.
5. The Oak Tree Permit is a request to authorize the removal of 65 oak trees, including 10 heritage oaks. The Oak Tree Permit also seeks authorization to encroach into the protected zone of eight oak trees, including two heritage oaks.

6. The Vesting Map is a related request to authorize the development of subdivision of 422 lots, consisting of: (a) 270 single-family lots, 15 multi-family lots, and 2 mixed-use/multi-family lots, for the development of 1,444 residential dwelling units; (b) 16 commercial lots for up to 1,033,000 square feet of office, retail, and service space; (c) 83 open space lots; (d) 3 recreation lots; (e) 2 park lots; (f) 5 trail-related lots, including one trailhead lot, two multi-use trail lots, and two Class I bike trail lots; (g) 4 public facility lots, including 1 school lot, 1 fire station lot, 1 park-and-ride lot, and one lot for a recycled water booster pump station; (h) 13 water quality/debris basin lots; (i) 2 utility corridor lots; (j) 4 transportation-related lots, consisting of 3 lots for the future development of State Route 126 ("SR-126") right-of-way, and 1 lot for a private driveway and fire lane; and (k) 3 lots reserved for future light-rail services.
7. The Plan Amendments, respectively, are related requests to remove "A" street as a secondary highway from the County highway plan in the Countywide General Plan ("General Plan") and the circulation plan in the Santa Clarita Valley Area Plan ("Area Plan"); and to re-designate "A" street in the Specific Plan from a secondary highway to a local collector street.
8. On May 27, 2003, the Board approved the Specific Plan, which authorized the development of an approximately 11,999-acre site consisting of 20,885 dwelling units and 423 second units, 629 acres of mixed-use development, 67 acres of commercial uses, 249 acres of community parks, and 5,159 acres of open space within two approved special management areas/significant ecological areas, and 869 acres of other open areas. The Specific Plan also provided for the development of two fire stations, one public library, one electrical substation, a 6.8-million gallon per day Newhall Ranch Water Reclamation Plant ("WRP"), and other associated community facilities, such as roads and bridges. Finally, the Specific Plan reserved sites for the development of five elementary schools, one junior high school, and one high school. The Vesting Map, dated April 12, 2010, proposes a mixed-use community that is consistent with the Specific Plan.
9. The project will include on-site and off-site project-related infrastructure, including domestic and reclaimed water systems (such as off-site water tanks), utilities, such as sanitary sewers, cable, gas, and fiber optics located on site and within an off-site utility corridor, and private driveways and public streets. All such infrastructure will be developed in compliance with the Specific Plan.
10. The project proposes the development of several off-site project-related improvements on 749.7 acres that, for the most part, are outside the Vesting Map boundary but within the approved Specific Plan boundary. These off-site improvements include: (1) a 227-acre utility corridor generally running along SR-126 and Interstate 5 ("I-5"), which would extend municipal services to and from the site; (2) a demineralization facility and related brine disposal well immediately adjacent to and within the utility corridor; (3) four debris basins for stormwater flows collected by the project's storm drainage system on approximately 120 acres of land, located directly north of SR-126 and east and

west of Chiquito Canyon; (4) the Long Canyon Road Bridge; (5) bank stabilization, east and west of the site; (6) storm drainage improvements; (7) a potable water tank; (8) the conversion of an existing potable water tank to a recycled water tank; and (9) a cut and fill grading operation allowing fill to be imported to the site from the Adobe Canyon and Chiquito Canyon grading and borrow sites.

11. The net acreage of the site (i.e., the subdivided acreage, is 292.6 acres), consisting of parcels 8, 9, and 10, and portions of 7, 20, and 21 of the previously recorded Parcel Map No. 24500-01. To facilitate development of the site, several off-site improvements will be developed on an additional approximate 749.7 acres that, for the most part, will be within the approved Specific Plan boundary.
12. The 1,042-gross-acre site is unimproved, irregular in shape with variable sloping terrain, and currently utilized for agricultural activity. Approximately 254 acres of the site have been used for irrigation and other portions of the site have been used for cattle grazing and oil and gas production. The majority of the site has been disturbed by historic and ongoing agriculture activity. The project area, including off-site areas, contains sensitive biological resources and habitat types, including special-status species. The Santa Clara River, located along the southern portion of the site, is within the River Corridor SMA established by the Specific Plan and SEA 23.
13. Access to the site is provided by SR-126 to the north, and by existing agricultural roads to the west. Connections to the proposed roads within the site will be provided by Long Canyon Road, a major highway, to the west, and Wolcott Road, a collector road, to the east.
14. The surrounding land uses include:
  - North: Vacant property, residential uses, Chiquita Canyon Landfill, and Valencia Commerce Center;
  - South: The Santa Clara River and vacant land;
  - East: Castaic Creek and Travel Village Recreational Vehicle park, light industrial uses, agricultural land, and the Valencia WRP; and
  - West: Vacant property and agricultural land.
15. The surrounding zoning includes:
  - North: A-2-2 (Heavy Agriculture – Two Acres Minimum Required Area), A-2-5 (Heavy Agriculture – Five Acres Minimum Required Area), M-1.5-DP (Restricted Heavy Manufacturing – Development Program ("DP")), and Specific Plan;
  - South: Specific Plan;

East: A-2-5, M-1.5 (Restricted Heavy Manufacturing), P-R (Restricted Parking), C-R (Commercial Recreation), and Specific Plan; and  
West: Specific Plan.

16. The zoning of the subject property is "Specific Plan," which zoning became effective on June 26, 2003, following adoption of Ordinance No. 2003-0031Z ("Zone Change"). The Zone Change was adopted in connection with the approval of the Specific Plan.
17. The project includes community facilities which will provide essential public services to the community without imposing undue costs, and which is consistent with the objectives and policies of the Specific Plan, Area Plan, and General Plan.
18. In connection with the Specific Plan, the Board adopted the Newhall Ranch Master Trails Plan, a comprehensive system of trails throughout the Specific Plan area, providing potential connection points to regional trail systems within the Santa Clarita Valley. The project's proposed trails and paths are located within the River Corridor SMA/SEA 23, which location is consistent with the Specific Plan. These trails include a portion of the Santa Clara River Trail, an improved pedestrian and bicycle route, and an equestrian trail.
19. Utilities planned to serve the site include water, sanitary sewer, gravity sewer, force main, irrigation, cable, gas, fiber optics, and recycled water lines.
20. Reservation of a light rail right-of-way is proposed in conjunction with the project and the Specific Plan development as a whole. The right-of-way will run parallel to SR-126 extending east and west from the project site. The right-of-way will cross the River Corridor SMA/SEA 23 at two points beyond the geographic limits of Landmark Village, both east and west of the site directly south of the SR-126 right-of-way. The project will also facilitate the creation of transit service from Santa Clarita Transit, bus stops, and pads and turnouts that are part of the project. A park-and-ride lot/future transit station is also part of the project.
21. A program-level environmental impact report ("Program EIR") was certified by the Board under the California Environmental Quality Act ("CEQA") in connection with adoption of the Specific Plan in 2003. The Program EIR found that, with development of the Specific Plan area, significant unavoidable impacts would result to agricultural resources, biological resources, visual resources, air quality, and solid waste disposal. A Statement of Overriding Considerations ("SOC") was adopted by the Board in connection with the Program EIR, which concluded that there were significant overriding benefits with approval of the Specific Plan, including the preservation of nearly 1,000 acres of the Santa Clara River, about 4,200 acres of High Country SMA/SEA 20, and approximately 1,517 acres of the Salt Creek area and other open areas. Other overriding benefits included the preservation of the River Corridor SMA/SEA 23 to retain significant riparian vegetation and habitat, the development of over 50 miles of trails including

portions of the Santa Clara River Trail, and the provision of parks, schools, fire stations, and 2,200 affordable housing units.

22. A project level Initial Study was prepared for Landmark Village in compliance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment, and thus found that a project-level EIR ("Project EIR") was required for the project.
23. The draft Project EIR prepared for Landmark Village identified potential impacts that were found to be less than significant with project mitigation in the areas of geology and soils, hydrology, water quality, biota, floodplain modifications, traffic/access, water resources, wastewater disposal, sheriff services, fire protection services, education, parks, libraries, utilities, mineral resources, environmental safety, cultural/paleontological resources, and climate change. The draft Project EIR also found that the proposed project would result in significant and unavoidable impacts related to visual quality, noise, air quality, solid waste disposal, and agricultural resources. With respect to the project's potential noise impacts, following further review and revision to the draft mitigation measures, the final Project EIR for Landmark Village concluded that the identified impacts would be reduced to less than significant levels. Of the remaining significant and unavoidable impacts for Landmark Village, each was previously identified and included in the SOC for the Program EIR in connection with the Specific Plan and WRP.

#### Findings Specific to CUP I

24. In conjunction with approval of the Specific Plan, the Board approved a resolution adopting General Plan and Area Plan Amendment No. 94-087-(5). These Plan Amendments authorized the following: (a) adjustments to the existing boundary of SEA 23, consistent with General Plan policies requiring protection of natural resources within SEAs; and (b) Specific Plan development within the SEA boundary, including bridge crossings (e.g., Long Canyon Road Bridge), trails, bank stabilization, and other improvements. In this connection, SEA boundary adjustments were found to be consistent with the Specific Plan, which established a SMA designation over the adjusted SEA 23 boundary. Although the adjusted boundary within SEA 23 was designated as the River Corridor SMA in the Specific Plan, the County's underlying SEA designation remains in effect.
25. Also in conjunction with the Specific Plan approval, the Board approved CUP No. 94-087-(5), which was an approved program-level CUP, authorizing Specific Plan development within the SEA boundary, including bridge crossings, trails, bank stabilization, and other improvements.
26. As part of Landmark Village, the permittee is requesting CUP I to provide a regulatory framework for development of the portion of Landmark Village within

the approved River Corridor SMA/SEA 23 boundary, including the Long Canyon Road Bridge, trails, water quality basins, bank stabilization, agricultural water wells, water and sewer utility crossings, haul routes, storm drain outlets and potential riparian mitigation sites, in a manner that is consistent with both the Specific Plan and the previously approved CUP No. 94-087-(5).

27. In approving CUP No. 94-087-(5), the Board made, among other findings, the following findings:
  - A. The Specific Plan development was consistent with the adopted General Plan and Area Plan.
  - B. The Specific Plan's adjusted SEA 23 boundary removed a limited amount of SEA acreage but the SEA remained in a viable and largely natural condition, particularly after taking into account major factors influencing the realization of applicable General Plan objectives.
  - C. The Specific Plan development was found to conform with the General Plan's SEA "design compatibility criteria," in that:
    - i. The development was designed to be highly compatible with biotic resources present in the existing SEA 23, including its provisions for setting aside appropriate and sufficient undisturbed areas;
    - ii. The development was designed to maintain waterbodies, watercourses, and their tributaries in a natural state within the existing SEA 23;
    - iii. The development was designed so that wildlife movement corridors were left in a natural and undisturbed state within the existing SEA 23;
    - iv. The development retained sufficient natural vegetative cover and/or open spaces to buffer critical resources within the existing SEA 23;
    - v. The development provided for fences or walls where necessary to buffer important habitat within the existing SEA 23;
    - vi. The location and design of roads and utilities in the development served so as not to conflict with critical resources, habitat areas, or migratory paths within the existing SEA 23; and
  - D. The Specific Plan was found to be sensitive to, and compatible with, the biotic resources of the existing SEA 23.
28. CUP I is required to authorize project-related improvements within the previously approved River Corridor SMA/SEA 23 pursuant to the Specific Plan. A CUP for

development within the River Corridor SMA/SEA 23 boundary is required to ensure consistency with the previously approved CUP No. 94-087-(5).

29. Development of project-related improvements will result in the permanent conversion of 38.3 acres of land within the River Corridor SMA/SEA 23 boundary. An additional 91.0 acres of habitat within River Corridor SMA/SEA 23 will be temporarily disturbed by bank stabilization and/or haul roads, but will be planted with native vegetation following completion of construction.
30. Consistent with the approved Specific Plan and CUP No. 94-087-(5), the project-related improvements within the River Corridor SMA/SEA 23 boundary include: (a) the Long Canyon Road Bridge; (b) trails; (c) bank stabilization; (d) utilities (storm drain outlets, water quality basins, sanitary sewer and water, cable, gas, and fiber optics); (e) agricultural wells; (f) riparian mitigation sites; and (g) off-site transport of materials associated with grading, including haul routes.
31. With approval of the Specific Plan and CUP No. 94-087-(5), the Board approved the general alignment of the Long Canyon Road Bridge to minimize impacts to sensitive habitat and species within SEA 23, and to minimize major access points to SR-126. The Board found that the bridge crossing was essential for a functional circulation system to serve the Specific Plan area and the region, and to advance many of the County's goals and policies related to transportation, land use, and other issues of public interest. The bridge crossing was found to comply with the County's engineering requirements, and to be strategically located and designed to provide maximum transportation effectiveness, while minimizing impacts to critical resources, habitat areas, and animal movement paths in riparian corridor areas. Long Canyon Road Bridge will span the width of the Santa Clara River, equating to a roadway segment of approximately 1,050 feet in length and 100 feet in width. The bridge crossing is designated a major highway until the point that it reaches the south side of the bridge. Pursuant to the Specific Plan and the County Highway Plan, the area south of the Santa Clara River, Long Canyon Road, is designated a secondary highway.
32. Landmark Village's bank stabilization will be consistent with the following objectives of CUP No. 94-087-(5), which were developed to balance the environmental and flood control issues presented by the Santa Clara River, as required by the General Plan. These objectives were that:
  - A. The flood corridor must allow for the passage of Los Angeles County Capital Flood flows without the permanent removal of natural vegetation (except at bridge crossings).
  - B. The bank of the river shall generally be outside of the "waters of the United States" as defined by federal laws and regulations, and as determined by the U.S. Army Corps of Engineers ("Corps") in its August 1993 delineation.

- C. Where the Corps' delineated width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow, and the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity.
  - D. Where development is proposed within the existing Los Angeles County 50-year Capital Floodplain, the land where development is to occur will be elevated in conformance with Los Angeles County policies to remove such land from the Floodplain.
  - E. Bank stabilization will occur only where necessary to protect against erosion.
33. Existing agricultural wells are located within the River Corridor SMA/SEA 23, and as a part of Landmark Village, existing wells are proposed to remain, although some wells may be relocated consistent with the Specific Plan.
34. Mitigation for impacts on riparian resources as a result of Landmark Village will include restoration of riparian habitat and may include enhancement activities in "Candidate Riparian Restoration/Enhancement Areas." Under the Specific Plan, "wildlife, nature, forest and marine preserves" represent a land use designation permitted within the River Corridor SMA/SEA 23. Pursuant to the Specific Plan, several sites associated with Landmark Village have been determined to be potential "Candidate Riparian Restoration Areas." One site is located adjacent to the northeast corner of the project, just south of SR-126, and is approximately two acres in size. The second and largest of the sites is approximately 16 acres and located south of the western portion of the project. A potential 2.4-acre site lies south of the eastern portion of the project. These sites generally are located within existing agricultural areas and will result in no further encroachment into the Santa Clara River corridor.

Findings Specific to CUP II

35. CUP II is a request to authorize development of off-site utilities, including water tanks, and off-site grading and the transport of graded materials pursuant to section 22.56.210 of the Los Angeles County Code ("County Code"). CUP II will also authorize the elevation of the Landmark Village site, which requires an adjustment to the County Floodway boundary to account for changes to the floodplain boundary as a result of flood protection improvements for Landmark Village. By elevating the site out of the floodplain boundary, none of the improvements proposed on the site would be subject to flood hazard or inundation from the river or other nearby drainages. In addition, by elevating the site out of the floodplain boundary and by providing bank stabilization where necessary, no housing or other structures will be exposed to flood hazards.

36. The Specific Plan contains certain procedures related to CUPs to provide a mechanism to permit, on a case-by-case basis, uses which may be appropriate in certain land use designations. Specific Plan Section 5.2.3 provides that the CUP procedure for the Specific Plan shall be the one set forth in Chapter 22.56, Part 1 of the County Code, as of the date the Specific Plan was adopted.
37. A CUP for off-site grading and the transport of materials protects the area resources from incompatible development, and ensures, to the extent possible, that development maintains and, where possible, enhances the natural resources and amenities of its surroundings while allowing for controlled development.
38. Specific Plan Section 5.2 provides that the transport of materials within the Specific Plan boundaries in conjunction with a permitted grading operation may be approved through the substantial conformance process, discussed further below in Finding Nos. 49 through 54.
39. The proposed grading for Landmark Village is consistent with the planned grading addressed in the Specific Plan. The Specific Plan permits the transport of materials within the boundaries of the Specific Plan and the "off-site transport of materials" is addressed through the substantial conformance process in the Specific Plan.
40. Off-site grading for Landmark Village is proposed at three locations – Adobe Canyon, Chiquito Canyon, and the Santa Clara River (primarily for haul routes and bank stabilization).
41. Landmark Village will require approximately 4.2 million cubic yards ("mcy") of on-site recompaction of existing soil material within the site.
42. Grading for Landmark Village will require up to 5.8 mcy of import from the Adobe Canyon borrow site, located within the Specific Plan boundary. This import will also be used for grading for a debris basin, the Newhall Ranch WRP, and utility corridor construction. In addition, project-related grading will require import of approximately 1.2 mcy from the Chiquito Canyon borrow site north of SR-126. This grading may occur concurrently with the grading required for the widening of SR-126, and may also include grading for project debris basins. The total volume of project grading, inclusive of the utility corridor, is approximately 7 mcy.
43. Landmark Village grading will be consistent with and implement the Specific Plan's approved Conceptual Grading Plan, and the applicable Specific Plan Design Guidelines for grading and hillside management.
44. Off-site grading for Landmark Village will occur within the Santa Clara River as part of the project's mitigation and habitat restoration. The removal of dirt from this area will create a new edge of the river and occur concurrently with the project's bank stabilization measures.

45. The project's two transport routes that will occur off site and cross the River Corridor SMA/ SEA 23 will generally coincide with operational agricultural river crossings permitted by the California Department of Fish and Game ("Fish and Game"). All off-site transport of materials will be required to comply with all the applicable requirements of the County and other governmental agencies.
46. The permittee is required to obtain a grading permit, as required by the County Building Code, prior to commencement of any grading activity or off-site transport of materials.
47. Two water tanks for reclaimed water and two tanks for potable water located outside the site are proposed to serve Landmark Village. The proposed potable and reclaimed water tank system is consistent with, and implements, the Specific Plan's approved Conceptual Backbone Water Plan. The proposed tanks will be located on three separate sites, selected based on the water pressure zones established near the site. The multiple tank system is necessary to ensure an adequate source of supply and storage of water to maintain the system's reliability, safety, and efficiency.

#### Substantial Conformance Review Findings

48. The adopted Specific Plan contains "substantial conformance" provisions. The purpose of the substantial conformance provisions is to determine whether proposed developments or uses substantially comply with the standards, regulations, and guidelines of the Specific Plan and other applicable Los Angeles County ordinances that do not conflict with the Specific Plan. The permittee seeks substantial conformance determinations as to the following: (a) proposed street sections alternative to those set forth in the Specific Plan and County ordinances; (b) the transport of materials within Specific Plan boundaries in conjunction with a permitted grading operation, and in conformance with grading and hillside management guidelines; and (c) modifications to certain setback requirements set forth in the Specific Plan Table.

Specific Plan Section 5.2.2.d, General Findings Applicable to all Requests, provides that a request for a substantial conformance determination shall be based on the following findings: (a) the subject activity substantially conforms with all applicable provisions of the Specific Plan and Los Angeles County ordinances that do not conflict with the Specific Plan; (b) the subject activity will not adversely affect public health and safety; and (c) the subject activity will not adversely affect adjacent properties.

49. Section 2.4 (Mobility Plan) of the Specific Plan addresses the required street cross-sections for the hierarchy of the Newhall Ranch roadway system. Specifically, Section 2.4 requires that local street cross-sections be consistent with Title 21 of the County Code ("Subdivision Code"), and that collector street cross-sections be consistent with Exhibit 2.4-4 of the Specific Plan.

50. Section 5.2 of the Specific Plan provides that adjustments to the plans contained in Chapter 2, such as any of the roadway sections, are eligible for the substantial conformance review process. The permittee has requested a determination of substantial conformance for alternative street sections that would include traffic-calming devices, such as narrowed widths, chokers, curb extensions, and roundabouts. The County Department of Public Works ("Public Works") and the County Fire Department have concluded that the alternative street sections are comparable to those street sections that would otherwise be required by the Specific Plan or, by reference, the Subdivision Code.
51. The proposed alternative street sections substantially conform with all applicable provisions of the Specific Plan and the provisions of the Subdivision Code which do not conflict with the Specific Plan.
52. The Specific Plan requires a minimum front yard setback of 18 feet. The intent of this setback requirement is that cars parked in driveways should not block the sidewalk or travel lanes of the street. The Specific Plan, however, does not provide sufficient detail related to front yard setbacks for homes where garages are oriented toward a side entrance, or where garages are located in the rear of the lot for alley entrance. The permittee requests a substantial conformance determination in such cases such that a minimum front yard setback of 10 feet be required, rather than 18 feet, since the driveways will be oriented in such a manner so that parked cars will not block the street.
53. Section 3.7 of the Specific Plan sets forth the regulations governing motor vehicle parking. Section 3.7(3) describes joint use and shared parking plans, which plans are intended to reduce the total number of parking spaces required in Newhall Ranch. Such plans can be requested as part of a substantial conformance review. However, the Specific Plan does not directly address off-site reciprocal parking by which spaces for a particular use are provided in the number required, but are not located on the same parcel as the use and thus would not meet County standards. The permittee requests that off-site reciprocal parking be included within the joint use or shared parking plan option in the Specific Plan, with the same findings requirement to be made at such time when the uses are determined and actual parking requirements are calculated.

#### Findings Specific to the Oak Tree Permit

54. In conjunction with the environmental review process for the project, the permittee submitted an oak tree report prepared by a certified arborist that identifies 171 on-site oak trees, including 28 heritage oaks, that are located within 200 feet of the proposed grading limits for the project and regulated by the County Oak Tree Ordinance.
55. Development of the project will result in the removal of 65 oak trees (including 10 heritage trees), and the encroachment into the protected zones of eight additional oak trees (including two heritage trees). This removal and

- encroachment of oak trees is necessary to enable the construction of proposed streets, building pads, and other related and necessary improvements for the project due to the site's constraints, such as topography and drainage.
56. Development of Landmark Village will not endanger the health of the remaining trees located on the site. Protective fencing will be provided and placed at the protective zone boundaries for individual or groups of oak trees within the project area. This protective measure will remain in place until construction of the project is complete. After completion of the project, the trees will continue to exist without being disturbed.
  57. The removal and encroachment of the referenced oak trees is necessary because the existing location of the trees precludes the reasonable and efficient use of the site for a use otherwise authorized. Most of the trees proposed to be removed or impacted are located in areas where fill will be taken for importation to the project site. The permittee identified these sites as sources of fill material because the impacts to oak trees were less than at alternative locations. Natural resources, including oak trees, were evaluated in the preparation of a development plan for the project, which development plan allowed for limited impacts to such resources while also allowing for development authorized by the Specific Plan.
  58. The removal of 65 oak trees and the encroachment into the protected zones of eight additional oak trees will not result in soil erosion, through the diversion or increased flow of surface waters, that cannot be satisfactorily mitigated. The project incorporates drainage and water quality plans which are designed to protect development, manage drainage, and control pollutant run-off. The features of these plans are intended to blend into the community as an extension of landscaping. All drainage entering and originating within the project area will be collected and controlled by the project's drainage system to ensure no increase in site erosion.
  59. The proposed removal and encroachment of the referenced trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure. The grading required for geotechnical stability, and access and site balance is necessary to develop the property in the most efficient manner and to be consistent with the density permitted by the Specific Plan. In identifying export sites for grading, the number of trees that need to be removed has been minimized. Additionally, for each tree removed, a minimum of two 15-gallon replacement trees will be planted, resulting in a greater number of oak trees on site.
  60. The Los Angeles County Forester and Fire Warden, Forestry Division ("County Forester"), has reviewed the oak tree report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The County Forester has recommended approval of the requested oak tree removals and encroachments, subject to the attached

recommended conditions of approval, including the condition that replacement trees be provided at a ratio of 2:1 and 10:1 for heritage oak trees (*Quercus lobata*). The total mitigation planting will include 210 specimen oak trees. In addition, 210 acorns will be planted.

61. During the public hearing process for the project, the County Department of Regional Planning ("Regional Planning") received correspondence from interested parties, environmental organizations, and responsible agencies pertaining to the project. Regional Planning also received correspondence, comments, and/or recommendations from interested County departments and other state and local agencies, including Fish and Game, the Regional Water Quality Control Board ("Regional Board"), the Native American Heritage Commission, the California Highway Patrol, the California Department of Transportation ("Caltrans"), the Southern California Association of Governments, the City of Santa Clarita, the County of Ventura, the United Water Conservation District, the Castaic Lake Water Agency ("CLWA"), Audubon California, the Sierra Club, the California Water Network, the Santa Clarita Organization for Planning and the Environment, the Piru Neighborhood Council, and the Friends of the Santa Clara River.
62. The Commission conducted a duly-noticed public hearing on the project, including the Vesting Map, Plan Amendments, CUP I, CUP II, and Oak Tree Permit on January 31, 2007, February 28, 2007, and January 9, 2008.
63. During the public hearing sessions, the Commission heard presentations from staff, the permittee and its representatives, and testimony from the public. Much of the public testimony reiterated comments previously received in writing on the draft Project EIR for the project.
64. At different points during the public hearing process, the permittee was requested to provide additional information concerning a number of issues, including the potential incorporation of wireless technology within the site, community sustainability and smart growth as they relate to the project, ownership and maintenance of the project's passive park, the design of the elementary school and public community park, waste-to-energy facilities, trailhead and trail connections, cul-de-sacs along the project's western edge, setbacks from riparian areas, the status of ammonium perchlorate clean-up in the involved groundwater basin, and comments from the United Water Conservation District and the Audubon Society. The permittee's responses to these requests included information that:
  - A. High-speed wireless technology (WiFi or its future equivalent) can be incorporated into commercial, mixed-use, and public areas within the site.
  - B. Discussions were held with the Castaic School District and the County Department of Parks and Recreation ("Parks"), resulting in a proposed

school plan depicting a 9.7-acre site centrally located and surrounded on three sides by a community park.

- C. The passive portion of the community park will be maintained by a homeowners' association but will be open to the public.
  - D. Discussions with the Sanitation Districts of Los Angeles County ("Sanitation Districts") indicated that waste-to-energy facilities are no longer considered feasible due to permitting and regulatory requirements.
  - E. The project's trailhead location generally will be located west of Long Canyon Road, but will be determined in final consultation with Parks.
  - F. A 100-foot east/west setback will span the Santa Clara River, as required by the Specific Plan.
  - G. The CLWA and local water purveyors are proceeding with a containment and action plan to address perchlorate contamination in portions of the Saugus and Alluvium aquifers. In that connection, as of August 2011, five of the six originally impacted wells identified in the plan either have been returned to service with incorporation of perchlorate treatment facilities, or replaced by new wells drawing from the non-impacted portion of the groundwater basin. The five wells collectively restore much of the temporarily lost well capacity, and an additional two wells will be drilled to restore the operational flexibility that existed prior to the detection of perchlorate in these wells. As to the recent detection of perchlorate in Valencia Water Company ("VWC") Well 201, VWC plans to actively seek remediation of this well and restore its capacity in the near term.
  - H. The United Water Conservation District provided comments that the draft Project EIR complies with the terms of the Whittaker Bermite settlement agreement, which agreement was entered into in 2001 among the County, the District, and the permittee to resolve a lawsuit brought by the District to challenge the Specific Plan EIR and related project approvals.
  - I. Additional wintering surveys have been completed for birds cited by the Audubon Society, and those surveys have been included in the Final Project EIR and do not change its conclusions. Additionally, the Mitigation Monitoring Plan ("MMP") for the project requires nesting surveys to be conducted if development occurs during the nesting season.
  - J. The permittee has prepared a sustainability summary, which incorporates sustainability measures into the project.
65. On February 28, 2007, at the conclusion of public testimony and Commission discussion, the Commission closed the public hearing, directed staff to prepare the Final Project EIR and final approval documents, and directed the permittee to

- resubmit the Vesting Map to the County's Subdivision Committee for technical corrections and design changes required by staff and/or the Commission.
66. On May 2, 2007, the permittee submitted the revised Vesting Map to the Subdivision Committee, which thereafter recommended its approval.
  67. In November 2007, the Final Project EIR for the project was completed, including all comments and responses to the draft Project EIR, additional technical appendices, and other information. Regional Planning staff thereafter submitted the Final Project EIR to the Commission for review and also made it available for review to State and local agencies, and other interested parties.
  68. On January 9, 2008, the Commission adopted a resolution recommending that the Board certify the Final Project EIR and approve the Vesting Map and related entitlements for Landmark Village. The Commission also recommended that the Board approve the CEQA Findings of Fact and Statement of Overriding Considerations ("Findings and SOC"), as well as the MMP for the project.
  69. In June 2008, LandSource Communities Development, LLC, the owner of the permittee, filed a voluntary petition for Chapter 11 bankruptcy protection in the United States Bankruptcy Court. As a LandSource subsidiary, the permittee was included in the bankruptcy filing, which was brought about because LandSource was unable to reach agreement with its lenders on a plan to modify and restructure its debt, all of which occurred in conjunction with a precipitous decline in real estate values in California and throughout the nation.
  70. In July 2009, the Bankruptcy Court approved a reorganization plan for LandSource and each of the debtor entities, and authorized the debtor entities to implement an approved reorganization plan effective July 31, 2009. As a result of the reorganization, LandSource emerged from Chapter 11 bankruptcy with sufficient working capital and additional resources and financial flexibility necessary to focus on, among other things, planning and developing the Newhall Ranch project.
  71. Following approval of the reorganization plan, from August through December 2009, the permittee worked with County staff to update the project and associated environmental documents. The permittee made minor changes to the overall project, including changes related to the alignment of the utility corridor, the siting of water tank facilities, and modifications to one of the borrow sites to increase the buffer surrounding a known San Fernando Valley Spineflower location. Also during this period, a revised draft Project EIR ("Revised Draft Project EIR") was prepared to, among other things: (a) add a global climate change section; (b) update and refine the project description; (c) update the biota section to include additional recommended mitigation measures; (d) update the traffic/access cumulative impacts analysis of both arterial and freeway segments; and (e) revise the water service section to reflect new developments and other information concerning the availability and reliability

of the Santa Clarita Valley's water supplies. Based on this new environmental information, Regional Planning staff determined that the Revised Draft Project EIR should be recirculated for public review. The public comment period for the recirculated environmental documents began on February 1, 2010, in accordance with CEQA.

72. In response to comments submitted on the Revised Draft Project EIR, the Vesting Map was revised to reflect, among other things, an additional setback from riparian resources falling within the jurisdiction of Fish and Game.
73. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Plan Amendments, CUP I, CUP II, the Oak Tree Permit, and Vesting Map were called up for review by the Board concurrently with the request for the Plan Amendments.
74. Immediately preceding the Board's public hearing on the project, the Board received additional written correspondence relating to the project. Topics addressed in the correspondence included the project's potential impacts to the Santa Clara River, the detection of perchlorate in the groundwater basin, and chloride levels in wastewater discharge. County staff reviewed each of the comments and prepared written responses to each, which were provided to the Board prior to the public hearing in a document entitled, *County Staff Responses to Public Correspondence, September 30, 2011* ("County Staff Responses"), which document is incorporated herein by this reference. Each topic was also addressed during the public hearing.
75. On October 4, 2011, the Board conducted its duly-noticed public hearing on the project and heard a presentation from Regional Planning staff, testimony from Public Works' staff, testimony from the permittee and its representatives, and testimony from the public.
76. At the Board's public hearing on the project, staff provided the following testimony in response to questions raised during the public hearing, all of which was also contained in the revised Final Project EIR ("Revised Final Project EIR") and County Staff Responses:
  - A. In response to claims that a 33,000-unit oversupply of approved housing units exists in the Santa Clarita Valley, staff explained that, while many of these units may have certain land use approvals, they are not necessarily approved for immediate construction. Therefore, there is no existing oversupply of approved housing in the area.
  - B. Regarding the status of the various Newhall Ranch project approvals, staff explained that since adoption of the Specific Plan in 2003, Newhall Ranch has gone through numerous regional, State, and federal approval processes, including those of the Local Agency Formation Commission,

the Regional Board, Fish and Game, U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers ("Corps"). The required federal and State approvals to implement the Specific Plan were issued by Fish and Game in December 2010 and the Corps in June 2011, in connection with the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan ("RMDP/SCP").

- C. Regarding the spineflower found on Newhall Ranch, staff explained that the Specific Plan resulted in the establishment of two spineflower conservation easement areas which are intended to preserve the spineflower. Additionally, the Spineflower Conservation Plan approved by Fish and Game will ensure that spineflower preserves established within Newhall Ranch will exist in perpetuity, and will be managed and monitored as part of a funded mitigation program established by Fish and Game.
- D. Regarding open space, staff explained that in addition to the open space set aside within each Specific Plan development area, which includes Landmark Village, the Specific Plan provides for two special management areas that include over 5,000 acres of open space.
- E. Regarding the river corridor, staff explained that the project design as revised through the public hearing process, reflects the Fish and Game-required riparian buffer, or setback, that will further reduce impacts to sensitive riparian resources within the Santa Clara River corridor, as well as to the spineflower buffer area. Staff further explained that project design features also result in the relocation of development away from sensitive riparian resources. The revised project design eliminates the majority of permanent and temporary impacts to Fish and Game's riparian jurisdiction along the northern and southern banks of the Santa Clara River, except where critical infrastructure is necessary, such as the proposed bridge crossings or where bank protection ties into or is constrained by the location of existing infrastructure (i.e., Long Canyon Road Bridge, SR-126 crossings of the lowermost portions of the Castaic Creek and Chiquito Canyon drainages). As a result of these design changes, the majority of impacts to riparian habitat along the Santa Clara River have been eliminated, resulting in additional open space and a decrease of impact area of 14.7 acres and 11.7 acres, respectively.
- F. Regarding climate change, staff explained that the Revised Final Project EIR contains a global climate change analysis that used the latest and most reliable modeling. The Revised Final Project EIR's modeling quantified existing emission levels associated with the project site, calculated the increased emissions attributable to the project, and concluded that the increase was not sufficient to support a significance determination. This conclusion was based on the absence of scientific and factual information regarding when particular quantities of greenhouse gas emissions become significant since climate change is a global issue.

The Revised Final Project EIR also determined that the project's emissions would not impede the statutory emissions reduction mandate established by AB 32 (i.e., the return to 1990 emission levels by year 2020).

- G. Regarding job generation, staff testified that Landmark Village would generate approximately 3,700 permanent jobs, as well as approximately 6,300 temporary construction jobs, which represents a 2.5 jobs-to-housing ratio. This ratio is significantly higher than the regional average of approximately 1.25.
  - H. Regarding water quality, staff explained that in coordination with the Corps, the Regional Board, and the U.S. Environmental Protection Agency, the permittee has committed to a "low impact development," or LID, performance standard requiring the project to allow on-site infiltration and retention of all stormwater runoff from a 3/4-inch storm event. This standard exceeds the County's requirements, reduces water quality impacts of the project, and supplements recycled water availability.
77. Representatives of the Sanitation Districts testified that, as part of the project, an interim treatment of project wastewater would occur at the Valencia WRP based on practical engineering considerations, and that such interim treatment would not conflict with the Specific Plan because the permittee remains obligated to build the Newhall Ranch WRP. The representatives also addressed claims that recent notices of violation issued to the Valencia WRP by the Regional Board prevented the permittee from using the Valencia WRP on an interim basis. The representatives stated that the project's interim use of the Valencia WRP will have no negative impact to the Sanitation Districts' sewerage system or its ability to comply with applicable regulations and address the notices of violation.
78. The Sanitation Districts' representatives testified that wastewater from the project would be of a very similar quality, from a chloride standpoint, to the wastewater presently being treated at the Valencia WRP, which is currently in compliance with chloride discharge requirements. Accordingly, the small fraction of wastewater a day that the project would generate would have no impact on the concentration of chloride discharge. The representatives further testified that the permittee has committed to using chloride reduction treatments specifically for the purpose of removing chloride from its portion of the wastewater flow entering the Valencia WRP. As a result, the permittee's interim use of the Valencia WRP would reduce plant discharge chloride levels.
79. Representatives of the CLWA and VWC testified that CLWA's "pump and treat" program is in place at affected water supply wells and has been successful in containing the spread of perchlorate in the relevant groundwater basin, and that the detection of perchlorate in VWC Well 201 was attributable to the length of time needed to have the "pump and treat" program operating, not to the effectiveness of the program. In this connection, the representatives testified that

Well 201, a perchlorate contaminated well, currently is out of service and VWC plans to either abandon the well and establish a replacement well, or install treatment facilities at the well. VWC also is conducting monthly testing of this well in coordination with the State Department of Public Health to track perchlorate levels.

80. Members of the public testified both in support of and in opposition to the project. Opponents of the project raised concerns regarding increased traffic and air pollution, floodplain impacts and river channelization, wastewater chloride levels, perchlorate, and impacts to biological species. Proponents of the project testified that the project would bring additional jobs to the area, and that the project would preserve open space and cultural resources.
81. In response to public testimony regarding perchlorate detection in VWC Well 201, County staff explained that, based on the Revised Final Project EIR and County Staff Responses, the water supply analysis for the project anticipated that perchlorate potentially could spread to further wells. Further, the CLWA 2010 Urban Water Management Plan ("UWMP") analyzed that possibility and concluded there is adequate water to serve the project and other anticipated and existing customers in the Santa Clarita Valley because there is effective treatment technology and funding available for such treatment. Finally, the project includes appropriate mitigation measures to ensure that adequate water is available for the project.
82. In response to public testimony regarding the presence of the Los Angeles sunflower at the site, County staff explained that the sunflower on Newhall Ranch, which is outside of Landmark Village, is distinct from the Los Angeles sunflower. The Newhall Ranch sunflower and the area within Newhall Ranch in which this sunflower is located will be fully preserved through mitigation measures adopted as part of the Newhall Ranch Resource Management and Development Plan/Spineflower-Conservation Plan ("RMDP/SCP"), approved by Fish and Game and the Corps.
83. In response to public testimony regarding the jobs/housing balance related to the project, County staff noted that in addition to providing approximately 21,000 housing units, the Specific Plan will also provide approximately 5.5 million square feet of commercial retail space, which is a job-generating land use.
84. A representative from Caltrans testified that the permittee and Caltrans have reached an agreement regarding infrastructure whereby the permittee will pay its fair-share of the cost to construct road improvements on Interstate 5 and SR-126.
85. The Board finds that the Revised Final Project EIR for Landmark Village is comprised of the following: (a) draft EIR (November 2006), Volumes I-IX, plus Map Box (subsequently replaced by the Revised Draft Project EIR); (b) Final EIR (November 2007), Volumes I-V; (c) Revised Draft Project EIR (January 2010),

Volumes I-XI, plus Map Box, including the November 2007 Final EIR; and (d) Revised Final Project EIR (September 2011).

86. The Board finds that an MMP consistent with the conclusions and recommendations of the Revised Final Project EIR has been prepared. The MMP identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential significant impacts of the project is ensured, and its requirements have been incorporated into the conditions of approval for the project.
87. The Board finds that construction of the project will include infrastructure enhancements to service the project and the surrounding community.
88. The Board finds that the approval of certain components of Landmark Village within the SMA/SEA 23 is permitted because such development is consistent with the Specific Plan, the General Plan, and the Area Plan.
89. The Board finds that the requested uses at the proposed locations will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area and would instead provide substantial public benefits. Construction of Long Canyon Road Bridge, which is consistent with the Specific Plan's traffic circulation system, will provide another traveling route for vehicular traffic, which will minimize congestion and reduce traffic trip time for residents and visitors of the Newhall Ranch community. Implementation of a portion of the regional river trail in the location proposed is consistent with the Specific Plan, and will minimize impacts to SEA 23 and avoid conflicts with vehicles.
90. The Board finds that implementation of a portion of the project's approved bank stabilization along the southern boundary of the site will be consistent with the Specific Plan and will represent a health and safety benefit to the public as it will assist in reducing erosion and provide a base for the elevated Long Canyon Road Bridge. Such bridge is designed to accommodate Long Canyon Road, a major highway designated in the Specific Plan's mobility plan and on the County's Master Plan of Highways. The installation of water quality basins, storm drain outlets, and utility crossings are also consistent with the Specific Plan, and will promote the health, safety, and welfare of persons residing or working in the Landmark Village development, and are designed to minimize impacts to sensitive habitat and resources associated with the river.
91. The Board finds that candidate sites for proposed restoration mitigation for sensitive habitats are comprised almost entirely of disturbed areas. Therefore, after restoration, these sites can be considered "new" sensitive habitat within SEA 23. The goal of habitat restoration is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.

92. The Board finds that the requested uses at the proposed locations will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. The project-level development proposed within SEA 23 as part of Landmark Village is consistent with the Specific Plan, which the Board determined would not be materially detrimental to the property of others.
93. The Board finds that the requested uses at the proposed locations will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The site is adequate to accommodate the improvements requested within SEA 23 and will accommodate all development features and standards required by the County.
94. The Board finds that the proposed site is adequate in size and shape to accommodate the required development features in order to integrate the project with the uses in the surrounding area. Landmark Village will provide improvements within SEA 23 consistent with the approved Specific Plan and the permittee is not seeking any variances or exceptions to the County's development standards that may affect SEA 23.
95. The Board finds that the proposed site will be adequately served by streets and highways, and other necessary public service facilities. Consistent with the Specific Plan, Landmark Village will include a project-level circulation plan depicting the streets and highways required to accommodate the traffic generated by the proposed project. Additionally, all necessary public service facilities are available to meet the needs of the proposed project.
96. The Board finds that the development is designed to be highly compatible with the biotic resources present at the site, and sets aside appropriate and sufficient undisturbed areas for these resources. The proposed improvements were contemplated by and are consistent with the approved Specific Plan and the vast majority of SEA 23 acreage will be left in a natural state, consistent with the Specific Plan.
97. The Board finds that the development will maintain water bodies, watercourses, and their tributaries in a natural state, consistent with the Specific Plan. As contemplated by the Specific Plan, construction of Long Canyon Road Bridge will require the placement of abutments and piers in the river area. However, the effect of each bridge crossing, including Long Canyon Road Bridge, was assessed in the Newhall Ranch Final Additional Analysis, section 2.3, Floodplain Modifications, which determined that potential impacts of this construction would be less than significant with mitigation. Also, while Landmark Village will include bank stabilization as contemplated by the Specific Plan, the stabilization will be installed only where necessary to protect development from erosion. Moreover, the bank stabilization will be buried in all areas except at outlet structures, access ramps, and bridge abutments, where it is expected that grouted rock or reinforced concrete will be required.

98. The Board finds that the development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state. Consistent with the Specific Plan, animal migratory paths within SEA 23 will be left mostly undisturbed, with the limited exception for Long Canyon Road Bridge abutment and pier locations. Other proposed development within SEA 23, including trails, water quality basins, bank stabilization, agricultural water wells, water and sewer utility crossings, haul routes, storm drain outlets and potential riparian mitigation sites, will have a de minimis impact on migratory pathways, and the riparian mitigation areas will provide beneficial cover for migratory animals.
99. The Board finds that the development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas. Consistent with the Specific Plan, Landmark Village will retain sufficient natural vegetative cover and/or open space areas to complement SEA 23. As part of Landmark Village, a setback or buffer zone will be established along the southern boundary of the site to protect sensitive habitat along SEA 23. Furthermore, the vegetation within portions of the setback or buffer zone will be restored and/or enhanced to increase habitat values when compared to existing conditions.
100. The Board finds that, where necessary, fences or walls will be provided to buffer important habitat areas from development. Consistent with the Specific Plan, Landmark Village proposes fences and walls to protect significant habitat within the SEA 23. In addition, other mitigation measures and conditions of approval will be adopted to ensure the protection of sensitive biotic resources within the SEA 23 (e.g., shielding of illumination).
101. The Board finds that consistent with the Specific Plan, the design and location of project roads and utilities will be accomplished so as not to conflict with critical resources, habitat areas, or migratory paths. The majority of roadways and utilities serving Landmark Village will be removed far to the north of SEA 23 and will have no impact on it. The number and location of bridge crossings were established by the Specific Plan in part to minimize impacts on SEA 23 and other sensitive resources. As part of Landmark Village, the Long Canyon Road Bridge crossing will be implemented. All other roads within Landmark Village are designed to parallel SEA 23 and loop back to Long Canyon Road Bridge crossing, or to SR-126. All roads that will be used by daily vehicular traffic will be outside SEA 23. Only minor encroachments from trails and public improvements will occur within the SEA.
102. The Board finds that CUP II authorizes the import of necessary fill material to raise elevation of the Vesting Map site, which requires an adjustment of the County Floodway boundary to account for changes to the floodplain boundary as a result of flood protection improvements for the project. By elevating the project site out of the floodplain boundary, none of the improvements proposed on the Vesting Map site will be subject to flood hazard or inundation from the river or other nearby drainages. In addition, by elevating the Vesting Map site out of the

floodplain boundary and providing bank stabilization where necessary, no housing or other structures will be exposed to flood hazards. The Board further finds that Public Works' conditions of approval for drainage and grading will ensure implementation of CUP II and that the Revised Final Project EIR analyzed the potential impacts of this contemplated action.

103. The Board finds that substantial benefits resulting from implementation of the project outweigh its unavoidable significant effects on visual quality, air quality, solid waste services, and agricultural resources.
104. The Board finds that mitigation measures, which have been incorporated into the project and included in the MMP, are listed in the Executive Summary of the Revised Final Project EIR, and include mitigation measures originally prescribed within the Program EIR.
105. Approval of CUP I, CUP II, and the Oak Tree Permit are conditioned on the permittee's compliance with the attached conditions of approval, as well as the conditions of approval for the Vesting Map and MMP.
106. The Board finds that compatibility with the surrounding land uses will be ensured through the Vesting Map.
107. The Board finds that in determining that the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and the available fiscal and environmental resources.
108. The Board finds that a Revised Final Project EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board reviewed and considered the Revised Final Project EIR, along with its associated Findings and SOC, and found that it reflects the independent judgment of the Board. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
109. The Board finds that, as stated in the Revised Final Project EIR and the Findings and SOC, implementation of the project will result in unavoidable significant effects on visual quality, air quality, solid waste disposal, and agricultural resources. However, the Board finds the benefits of the project outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.
110. The MMP, prepared in conjunction with the Revised Final Project EIR, identifies in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

111. The Board finds the project has an impact on fish and wildlife resources and thus is not exempt from Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
112. The Board finds that the borrow sites, import site, grading sites, and transport routes for the project are located in uninhabitable areas such that there will be no adverse impacts on the public's health or safety. Additionally, any potential adverse effects that may arise have been addressed in the Revised Final Project EIR, which includes appropriate mitigation measures, and are further addressed by the project conditions of approval.
113. The Board finds that the subject property is owned by the project permittee, and as such, no other property owner in the vicinity of the site will be adversely impacted by the grading operation or transportation of fill material.
114. The Board finds that the placement of the fill material at Landmark Village is consistent with County ordinances and the recommendations and design requirements of the Vesting Map's grading and geotechnical report.
115. The Board finds that the proposed site is adequate in size and shape to accommodate the required development features in order to integrate the proposed off-site grading and improvements with the uses in the surrounding area. The borrow site is adequate in size to allow for the removal and export of fill material. Development of Landmark Village will be in compliance with all the development standards required by the Specific Plan.
116. The Board finds that Landmark Village will have a sufficient circulation network to meet the operational demands of the future community and will be adequately served by public and/or private facilities, including infrastructure such as sewers, storm drains, and streets, and an elementary school, parks, and shopping venues.
117. The Board finds that the proposed water tanks will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. Rather, the proposed water tanks will serve the needs of residents of Landmark Village as well as other surrounding Newhall Ranch developments.
118. The Board finds that the proposed water tanks will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. The two locations for the proposed potable water tanks have been strategically selected to consider a natural elevation that would provide adequate water service in an efficient manner, as well as to minimize any possible negative impacts to surrounding communities. The sites for the reclaimed water tanks have also been selected to consider efficiency of service as well as the potential visual impacts to the residents in the community.

119. The Board finds that the proposed water tanks will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. Rather, the potable water tanks will be necessary for the provision of quality drinking water to Landmark Village and to other surrounding Newhall Ranch developments. The reclaimed water tanks will assist in potable water conservation by providing a source of water for irrigation and other purposes, including firefighting water supplies.
120. The Board finds that the proposed sites for water tanks are adequate in size and shape to accommodate the required development features in order to integrate the proposed water tanks with the uses in the surrounding area.
121. The Board finds that the proposed sites for water tanks will be adequately served by streets and highways, and other necessary public service facilities. The three sites will take access from public/private streets.
122. The Board finds that the project's location, size, design and operating characteristics have given consideration to harmony in scale, bulk, coverage, and density; the availability of public utilities, services, and facilities; the generation of traffic and the capacity and physical character of surrounding and proposed streets; and the suitability of the site for the type and intensity of use or development proposed.
123. The Board finds that the permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan, Specific Plan, and Area Plan policies.
124. The Board finds that Landmark Village grading will be consistent with and implement the Specific Plan's approved Conceptual Grading Plan, including section 4.8, Grading and Hillside Management Design Guidelines, and applicable Los Angeles County ordinances. Landmark Village will be developed in conformance with all applicable County Codes including, but not limited to, the County's subdivision code, building code, and fire code. The proposed grading and haul routes to transport grading materials to Landmark Village are in substantial conformance with all applicable provisions of the Specific Plan and the County ordinances that do not conflict with the Specific Plan.
125. The Board finds that the subject grading, which will not be conducted near existing residences or occupied properties, will not adversely affect public health and safety, or adjacent properties. The borrow sites, import site, grading sites, and transport routes are located in an uninhabitable area and there will be no adverse impacts on the public's health or safety.

126. The Board finds that the proposed front setbacks for single-family detached homes in low (L), low medium (LM), and medium (M) land use designations substantially conform with all applicable provisions of the Specific Plan and the County ordinances that do not conflict with the Specific Plan.
127. The Board finds that the proposed setbacks for the project will not adversely affect public health and safety, or adjacent properties. The proposed setbacks clarify the intent of the Specific Plan and will facilitate the processing of individual tentative tract maps within Newhall Ranch. The modified setbacks will allow for architecturally compatible buildings in the surrounding neighborhood. Proposed structures will be similar in character to other structures nearby.
128. The Board finds that the permittee's request related to shared parking is consistent with the provisions in Title 22 of the County Code for approval of a parking permit. Additionally, the requested interpretation substantially conforms with all applicable provisions of the Specific Plan and the County ordinances which do not conflict with the Specific Plan. The requested interpretation will not adversely affect public health and safety, nor will it adversely affect adjacent property.
129. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Room 1328, Los Angeles, California 90012. The custodian of such documents is the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan, Specific Plan, and Area Plan.
- B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required.

- E. That the project has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character.
- F. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community, and that the development provides adequate vehicular access and parking and loading so as to prevent undue traffic congestion.
- G. That construction of the proposed project will be accomplished without endangering the health of any remaining trees on the property that are subject to Part 16 of Chapter 22.56 of the County Code.
- H. That removal of 65 oak trees (including ten heritage trees) and the encroachment of eight additional oak trees, including 2 heritage trees, into the protected zone is necessary for the development. The continued existence of the oak trees at their present location presents significant obstacles to the planned improvements. To retain the oak trees on the subject property would prevent the allowed density for the project and prove to be cost prohibitive to achieve the objectives of the proposed project.
- I. That removal of 65 oak trees (including 10 heritage trees) will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.
- J. That removal of oak trees will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedures of the County.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that the Revised Final Project EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Revised Final Project EIR, and that the Revised Final Project EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the Revised Final Project EIR at the conclusion of its hearing on the project and adopted the Findings and SOC, and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are described in those Findings and SOC; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings and SOC; and

2. Approves Conditional Use Permit No. 00-196(5), Conditional Use Permit No. 2005-00112-(5), and Oak Tree Permit No. 00-196-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL  
PROJECT NO. 00-196-(5)  
CONDITIONAL USE PERMIT NO. 00-196-(5)  
CONDITIONAL USE PERMIT NO. 2005-00112-(5)  
OAK TREE PERMIT NO. 00-196-(5)**

GENERAL

1. This grant authorizes the use of the subject property for a residential development known as Landmark Village, the first phase of development authorized by the Newhall Ranch ("Newhall Ranch") Specific Plan ("Specific Plan"). In particular, this grant will:
  - A. Ensure that project-level improvements for Landmark Village are consistent with the River Corridor Special Management Area ("SMA") described in the Specific Plan and Conditional Use Permit ("CUP") No. 94-087, a CUP previously approved by the Los Angeles County ("County") Board of Supervisors' ("Board") in connection with the Specific Plan, which allows necessary improvements authorized by the Specific Plan within Significant Ecological Area ("SEA") 20 and SEA 23.
  - B. Authorize the development of off-site utilities, including water tanks, and grading in excess of 100,000 cubic yards and transport of graded materials. The project requires off-site grading and transport of up to 7 million cubic yards of fill for the site and other related development (i.e., debris basins, water/wastewater facilities, and the utility corridor). Of the 7 million cubic yards of fill, 5.8 million cubic yards of fill will be imported from the Adobe Canyon borrow site, and 1.2 million cubic yards of fill will be imported from the Chiquito Canyon grading site.
  - C. Authorize the removal of 65 oak trees, including 10 heritage oaks, and the encroachment into the protected zone of eight oak trees, including two heritage oaks.
2. Unless otherwise apparent from the context, the term "permittee" shall include the permittee, and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 8, and 19. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 2, 7, 8, 9, 10, 11, and 19 shall become effective immediately upon final approval of this grant by the County.

4. If any material provision of this grant is held or declared to be invalid, the permits shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
7. Within three (3) days of the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game ("Fish and Game") pursuant section 711.4 of the California Fish and Game Code. The permittee shall pay the fees in effect at the time of the filing of the NOD, currently \$2,919.00 for an Environmental Impact Report plus a \$75.00 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant, and the conditions of the associated Vesting Map No. 53108-(5) ("Vesting Map") and the mitigation measures identified in the attached Mitigation Monitoring Plan ("MMP"), which is incorporated herein in its entirety by this reference, and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the effective date of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$2,000.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with

the approved Exhibit "A." The fund provides for 10 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection or the current recovery cost at the time of payment, whichever is greater.

9. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant, which action is brought within the applicable time period of California Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - A. If during the litigation process actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

11. This grant shall expire unless used within two years after the recordation of the last final unit map for the Vesting Map for the project. In the event that the

Vesting Map should expire without the recordation of a final map, or all final maps if phased, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereof, or any unrecorded portion thereof, shall be subject to the regulations then in effect.

12. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map and the conceptual site design depicted on the approved Exhibit "A," subject to the provisions in section 5.2.2 of the Specific Plan.
13. All development shall comply with the requirements of the Specific Plan unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" or revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The mitigation measures set forth in the Landmark Village Final Environmental Impact Report, dated September 2011 ("Final EIR"), are incorporated by this reference and made conditions of this permit and the permittee shall comply with the project's MMP.
15. All structures in the development shall comply with the requirements of the Department of Public Works ("Public Works") Division of Building and Safety.
16. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
17. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Fire Department") to confirm the facilities that may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, and fire flow facilities shall be provided to the satisfaction of and within the time periods established by the Fire Department.
18. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures imposed in the Final EIR and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
19. The permittee shall deposit the sum of \$3,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The

permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required by the Director, until such time as all mitigation measures have been implemented or completed; and at such times as additional reports are required by the Director. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

#### CONDITIONS OF CUP I AND CUP II

20. All utilities for the project shall be placed underground to the satisfaction of the Public Works.
21. Detonation of explosives or any other blasting devices or material at the site is prohibited unless all required permits have been obtained and adjacent property owners have been notified.
22. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00p.m. on Saturdays. Pile driving and drilling shall be prohibited on Saturdays and all construction activities shall be prohibited on Sundays and holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse impacts on nearby residences and neighborhoods. Generators and pneumatic compressors shall be noise-protected in a manner that will minimize noise inconvenience to adjacent residences.
23. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
24. All graded materials shall be sufficiently watered to prevent excessive amounts of dust during the grading and construction phase consistent with the project mitigation measures. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are completed for the day. All clearing, grading, earthmoving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 miles per hour average over one hour) to prevent excessive amounts of dust.
25. Grading shall be limited to that which is necessary to construct roads, bridges, parks, community facilities, common area facilities, building pads within housing neighborhoods, borrow sites, and other on-site and off-site improvements shown on the approved Exhibit "A." No additional grading or development shall be permitted beyond that depicted on the approved Exhibit "A" or revised Exhibit "A" approved by the Director subject to the provisions of section 5.2.2 of the Specific Plan.

26. Phased grading has been approved to allow transporting of soil within the boundaries of the Vesting Map prior to or during any off-site import. Such grading may require additional interim infrastructure improvements not depicted on the Vesting Map but necessary to ensure compliance with the County Code such as debris basins, access roads, temporary utility lines, and other similar improvements to the satisfaction of Public Works.
27. The permittee shall, upon the commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
28. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
29. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
30. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
31. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County building and plumbing codes and the project's mitigation measures.
32. The subject property shall be developed, operated, and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department. The project shall fulfill all statutory requirements related to water conservation through its compliance with: (a) California Health and Safety Code section 17921.3, which requires low-flush toilets in all new construction; (b) Title 24 of the California Code of Regulations, Part 6, section 150, which requires hot water pipes to be insulated; and (c) Title 28 of the County Code, section 402.4, which requires, among other things, lavatories to have self-closing faucets in public restrooms.
33. If during construction soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
34. The permittee shall comply with the Newhall Ranch Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
35. During construction of the project, all truck trips of large-sized trucks shall be limited to off-peak commute periods.

36. During construction, the permittee shall obtain a transportation permit from the California Department of Transportation ("Caltrans") as necessary for any transportation of heavy construction equipment and/or materials, which requires the use of over-sized transport vehicles on state highways.
37. The permittee shall provide approximately 23.9 acres of open space within open space Lot Nos. 313-327, 344-346, 350, 352, 353, 356-361, 363, 365-371, and 374-421, as depicted on the Vesting Map.
38. The permittee or its designee shall provide the Director with an annual status report throughout the construction phase of the project which states the number of residential units constructed, the number of affordable housing units constructed, the square footage of all commercial and industrial buildings completed, the dates of dedication or completion for all required infrastructure and community amenities, and the status of compliance with the project's MMP or other items as deemed necessary by the Director.
39. All of the project's required commonly-owned areas shall be preserved as permanent open space. Such reservation shall be accomplished by establishment of a homeowners' association, maintenance district, or other appropriate means or method to ensure to the satisfaction of the Director that these commonly-owned acres will be permanently reserved and continuously maintained.
40. As a means to further ensure the permanent reservation and maintenance of commonly-owned areas, no dwelling unit from this project shall be sold, conveyed, or otherwise alienated, or encumbered separately from an undivided interest in any commonly-owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly-owned areas or a share in the corporation or voting membership in an association owning the commonly-owned areas.
41. No residential development shall be permitted within a lot designated for park, recreation, open space, and/or public facility purpose. These lots include park Lot Nos. 310 and 364; recreation Lot Nos. 306-308; trailhead Lot No. 312; open space Lot Nos. 313-327, 344-346, 350, 352, 353, 356-361, 363, 365-371, and 374-421; multi-use trail Lot Nos. 330 and 348; class 1 bike trail Lot Nos. 331 and 349; light rail reservation Lot Nos. 334, 337 and 341; water quality and debris basin Lot Nos. 311, 329, 332, 333, 338, 342, 347, 351, 354, 355, 362, 372, and 373; utility corridor Lot Nos. 339 and 343; public facility Lot Nos. 291, 302, 309, and 328; and future State Route 126 ("SR-126") right-of-way Lot Nos. 335, 336, and 340.
42. No additional grading or development shall be permitted beyond that depicted on the approved Exhibit "A" or a revised Exhibit "A" approved by the Director subject to section 5.2 of the Specific Plan.

43. As a means of ensuring the compliance with the applicable mitigation measures found in the Final EIR and MMP, the permittee shall submit mitigation monitoring reports to the Director for approval prior to obtaining any grading permit for the applicable development phase.
44. Prior to obtaining any applicable fine/precise grading permit, a site plan(s) covering the applicable development phase as identified on the phasing map for the Vesting Map shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
  - A. Complies with the conditions of this grant and the provisions of the Specific Plan.
  - B. Is compatible with hillside resources as required by the substantial conformance provisions found in section 5.2 of the Specific Plan.

The site plan(s) submitted shall emphasize, within the limits established by geologic and engineering constraints, grading amounts and technique, the intended preservation of natural features on site, the landscaping of altered open space and graded slopes, the proposed placement of residential units and infrastructure on site, and other features deemed necessary by the Director. Other features on all site plans shall include all proposed walls, landscaping, driveways, and building setbacks.

45. Prior to obtaining any grading permit, the permittee shall ensure that the project design shall provide for the filtering of flows to capture contaminants originating from the project site consistent with the Newhall Ranch Stormwater Mitigation Plan and approved mitigation measures to the satisfaction and approval of Public Works.
46. The permittee shall ensure that the conditions in the project Covenants, Conditions and Restrictions ("CC&Rs") include a requirement that the planting on lots that have planted slopes shall be continuously maintained.
47. The permittee shall provide for private driveways and fire lanes within the project, and provide proof satisfactory to Regional Planning that the maintenance of these private driveways and fire lanes will be guaranteed in the project CC&Rs. The permittee shall also provide draft easement documents with exhibits showing that access to these private driveways and fire lanes by the respective off-site property owners will be granted.
48. The permittee shall ensure that the project CC&Rs restrict parking and/or storage of recreational vehicles as required by Condition No. 38 of CUP No. 94-087-(5) to the satisfaction of the Director.
49. The permittee shall enter into a park development agreement ("PDA") with the County Department of Parks and Recreation ("Parks") for the design and construction of the project's public park, and shall post the necessary bonds for

- such design and construction to the satisfaction of the Director. Prior to the recordation of the first final unit map that allows construction, the permittee shall provide a copy of the executed PDA and posted bonds to the Director.
50. The permittee shall ensure that the project CC&Rs provide for the ownership and maintenance of private park Lot No. 364 by a homeowners' association.
  51. The permittee shall ensure that the project CC&Rs provide for the ownership and maintenance of recreation Lot Nos. 306-308 by a homeowners' association.
  52. The permittee shall ensure that the ownership and maintenance of the following lots are provided by a homeowners' association, by dedication to the County or other acceptable agency, by an alternative method or means as described in the Specific Plan, or as described in any other condition of approval: open space Lot Nos. 313-327, 344-346, 350, 352, 353, 356-361, 363, 365-371, and 374-421; park Lot No. 310; multi-use bike trail Lot Nos. 330 and 348; class 1 bike trail Lot Nos. 331 and 349; light rail reservation Lot Nos. 334, 337, and 341; future SR-126 right-of-way Lot Nos. 335, 336, and 340; water quality and debris basin Lot Nos. 311, 329, 332, 333, 338, 342, 347, 351, 354, 355, 362, 372, and 373; utility corridor Lot Nos. 339 and 343; and public facility Lot Nos. 291 (park and ride), 302 (fire station), 309 (school), and 328 (recycled water booster pump station).
  53. The development shall reserve at least 161 for-sale residential units and 140 for-rent residential units as affordable housing units, as depicted on Lot Nos. 274, 277, and 278 of the Vesting Map, in accordance with, and pursuant to the income criteria set forth in, the Newhall Ranch Affordable Housing Implementation Plan ("Affordable Housing Plan") dated June 25, 2010, as that Plan may be amended with approval of Los Angeles County Community Development Commission ("CDC") and the Director.
  54. Concurrently with the recordation of the applicable final unit map(s), the permittee shall record a covenant and agreement, deed restriction, or other document deemed appropriate by Regional Planning and CDC, after their review and approval, ensuring the continued availability of the designated affordable housing units for qualified persons and families pursuant to the income criteria set forth in and for the duration required by the Affordable Housing Plan. The provisions in such covenant and agreement, deed restriction, or other document shall be in conformance with the Specific Plan and Affordable Housing Plan and shall guarantee the construction and continued occupancy of all designated affordable units identified on the Vesting Map. The permittee shall be responsible for the continued administration of the Affordable Housing Plan.
  55. Prior to obtaining any building permit for a principal use of the property, site plan(s) covering the applicable development phase as identified on the phasing map for the Vesting Map shall be submitted to the Director indicating that the proposed construction:

- A. Will comply with the conditions of this grant and the provisions of the Specific Plan.
- B. Will be compatible with hillside resources as required by the substantial conformance provisions in section 5.2 of the Specific Plan.
- C. Has been through the review process of the Newhall Land Architectural Review Committee identified in the Landmark planning notebook dated March 2010 ("Planning Notebook"), whereby the Review Committee has reviewed the proposed construction for consistency with the design guidelines in the Notebook, emphasizing architectural style, colors and materials, roof type, setbacks, parking layouts, lighting standards, signage criteria, and landscaping palette.
- D. Has received final approval from Regional Planning.

Review of the site plan(s) shall emphasize grading amounts and technique, the intended preservation of natural features, the landscaping of altered open space and graded slopes, and the placement of residential units on site, taking into account geologic and engineering constraints. Other features on all site plan(s) shall include proposed walls, landscaping, driveways, and building setbacks for the applicable phase of the project.

- 56. Three copies of a landscape plan(s), which may be incorporated into a revised site plan, shall be submitted to and approved by the Director, Fire Department, and Public Works before issuance of any applicable building permit. The landscaping plan(s) shall show compliance with the County's drought tolerant landscaping ordinance. Landscaping in the plan(s) shall include trees, shrubs, and ground covering at a mixture and density determined by the Director and the Fire Department's Fuel Modification Unit. Fire retardant plants shall be given first consideration.

The landscape plan(s) shall also show the size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation, and the percentage of native plant materials. The permittee is encouraged to integrate native species, including trees and shrubs, as part of the plant palette where appropriate. Watering facilities shall consist of a permanent water-efficient irrigation system such as "bubblers" or drip irrigation, where applicable. All landscaping shall be maintained in a neat, clean, and healthful condition, and proper pruning, weeding, removal of litter, fertilizing, and replacement of plants shall occur when necessary.

In addition to the review and approval by the Director, the landscaping plan(s) will be reviewed by the Fire Department and Public Works, and their review shall include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance

with fire safety requirements, and a determination of the permittee's compliance with water conservation requirements.

For open space Lot Nos. 329, 332, 333, 347, 352, 354, 355, 362, 365, and 372, the plant palette shall be required to be 75 percent native species, except for the lot's first 20 feet from a residential property line, where fuel modification planting shall be allowed. The 20-foot exception shall not apply to Lot Nos. 352 and 365. Notwithstanding the foregoing, if the permittee demonstrates to the satisfaction of the Director that compliance with the requirements in this condition are not possible due to County fire safety requirements, then Regional Planning may determine that a lower percentage of native species planting is allowed.

57. All graded slopes (cut and fill) shall be revegetated.
58. Prior to obtaining any applicable building permit, the permittee shall demonstrate compliance with the state seismic hazard safety laws to the satisfaction of Public Works.
59. A determination of substantial conformance in compliance with the Specific Plan has been made relative to front yard setbacks, hillside grading, shared parking, and street widths. Accordingly, prior to the approval of any applicable building permit, the permittee shall submit a monitoring report(s) to demonstrate such substantial conformance, which may include the submittal of a parking program to the satisfaction of the Director.
60. As agreed to by the permittee, the permittee shall comply with the provisions of the project's sustainability plan, and a covenant shall be recorded by the permittee showing its agreement in this connection and that this requirement shall transfer to future owners of the property. Prior to obtaining any applicable building permit, a Revised Exhibit "A" and monitoring report shall be submitted to the Director describing the permittee's compliance with the project's sustainability plan.
61. Prior to obtaining any applicable building permit, the permittee shall provide evidence to the Director showing compliance with the attached Hart High School District letter dated October 31, 2007 requiring execution of an update to the Hart School Funding Agreement.
62. Prior to obtaining any applicable building permit, the permittee shall show that the project is in substantial compliance with the Planning Notebook to the satisfaction of the Director.

#### CONDITIONS SPECIFIC TO OAK TREE PERMIT

63. Unless otherwise approved by the County Forester ("Forester"), no oak tree shall be removed or encroached upon until the permittee has obtained all permits and approvals required for the work that necessitates such removal or encroachment.

Upon the request of the permittee and subject to the approval of the Forester, activities associated with the relocation process for trees approved for removal that can be successfully transplanted may begin prior to all requisite permits and approvals. All work performed shall be done under the supervision of a qualified licensed arborist.

64. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of \$7,000. Such fee shall be used to compensate the Forester \$100.00 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval related to oak tree removal, encroachment, and mitigation.

The above fee also provides for one pre-construction meeting required to determine fencing placement in order to secure the protected zone of the remaining oak trees, the inspection of temporary fencing prior to commencement of construction, and five subsequent annual monitoring inspections until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.

65. The term "Oak Tree Report" refers to the reports on file at Regional Planning by Impact Services, Inc., the consulting arborists, dated February 2009.

66. The permittee shall retain a consulting arborist to perform or supervise the work allowed pursuant to this grant relating to removal of or encroachment within the protected zones of oak trees. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

67. All individuals associated with the project as it relates to the oak resource shall be familiar with the Oak Tree Report, oak tree map, Mitigation Planting Plan, and these conditions of approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of this Oak Tree Permit or the Vesting Map.

68. The permittee shall install temporary chain-link fencing not less than four feet in height to secure the protected zone of the remaining oak trees on site as necessary. The fencing shall be determined at the pre-construction meeting with the retained arborist, Forester, and the on-site project supervisor. The fencing

shall be installed prior to grading or tree removal and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

69. The permittee shall keep copies of the Oak Tree Report, oak tree map, Mitigation Planting Plan, and these conditions of approval at the project site and available for review.
70. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, *Oak Trees: Care and Maintenance*, prepared by the Forestry Division of the Fire Department, a copy of which is attached with these conditions.
71. This grant allows the removal of a total of 65 oak trees, 56 trees of which are of the Oak genus (*Quercus agrifolia*) numbered: 51, **81\***, **83\***, 84, 93, 95, 249, 337, **338\***, 339, 340, 341, 342, 343, **344\***, 345, 346, 347, 348, 351, **352\***, 354, 355, 356, **357\***, 396, 397, 398, 400, 401, **492\***, 592, 1588, 1589, 1590, 1592, 1594, 1596, 1598, 1605, 1606, 1607, 1608, 1609, 1610, 1612, 1613, 3073, **4003\***, 4018, 4019, 4021, 4022, 4054, 4056, 4080, four trees of which are of the genus (*Quercus lobata*) numbered **87\***, 1587, **1597\***, and 1591; four trees of which are of the genus (*Quercus dumosa*) numbered 594, 4016, 4017, and 4055; and one tree is of the genus (*Quercus macdonaldii*) numbered 64, as identified on the permittee's site plan and Oak Tree Report. A total of 10 of these trees to be removed are identified as **Heritage\*** (in bold with an asterisk\*) having a diameter greater than 36 inches.
72. This grant allows encroachment within the protected zone of eight trees of the oak genus identified as Tree Numbers: 92, 98, 99, 498, 1614, and 4007, **503\***, **585\*** on the permittee's site plan map and Oak Tree Report. Two (2) of these trees are identified as **Heritage\***. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
73. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

74. The permittee shall provide mitigation trees of the oak genus at a rate of two-to-one (2:1) trees for each removed tree, and a rate of ten-to-one (10:1) for each Heritage tree removed, for a total of 210 mitigation trees.

#### MITIGATION TREES

75. Mitigation trees shall be provided at a rate consistent with the species removed such that the permittee shall provide 176 *Quercus agrifolia* trees, 24 *Quercus lobata* trees, 8 *Quercus berberidifolia* trees, and 2 *Quercus macdonaldii* trees required as mitigation, for a total removal of 65 trees for the project. Mitigation trees shall consist of indigenous varieties grown from a local seed source.
76. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter, one foot above the base. Free-form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
77. In addition to the required mitigation trees, the permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted, for a total of 210 acorns. The acorns shall be planted at the same time, and within the same watering zone, as each mitigation tree.
78. All required mitigation trees shall be planted within one year of the permitted oak tree removal. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County Oak Forest Special Fund may be made in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
79. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
80. The project arborist shall submit an annual monitoring report at the end of each year. This report shall include information regarding the performance standards required in this Oak Tree Permit. The report shall also include a diagram with the

exact number and locations of all mitigation trees planted, indicating their health, planting dates, mortality, if applicable, and the re-planting and mitigation timeframes relating to permit compliance.

81. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required five-year maintenance period.
82. Encroachment within the protected zone of any additional tree of the oak genus on the project site beyond that authorized by this permit is prohibited. Should encroachment within the protected zone of any additional tree of the oak genus not permitted by this grant result in its injury or death within five years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's *Guide for Plant Appraisal*.
83. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
84. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
85. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
86. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
87. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance.
88. Except as otherwise modified herein, the permittee shall comply with all recommended conditions and requirements set forth in the attached letter from the Forester dated September 20, 2010, to the satisfaction of the Forester.
89. Prior to obtaining its first building permit within Newhall Ranch:
  - A. The permittee shall be required to complete all of its obligations for sending wastewater to the Valencia Water Reclamation Plant ("WRP") as required by the Agreement for Coordination of Wastewater Management Facilities dated January 9, 2002 (CSD Contract No. 3868), and shall

provide a letter to Regional Planning from Santa Clarita Valley Sanitation District certifying that such obligations have been satisfied.

- B. At the permittee's sole cost, and for purposes of further treating wastewater that will be sent to the Valencia WRP from Newhall Ranch to a chloride concentration level of less than 100 mg/l for up to 6,000 equivalent dwelling units, the permittee shall complete the construction of interim chloride and demineralization facilities to the satisfaction of the Santa Clarita Valley Sanitation District, which facilities shall consist of, at a minimum: (1) a 1.2-acre demineralization facility to be constructed adjacent to the existing Valencia WRP; (2) a 1.6-acre brine disposal well facility located within the Valencia Commerce Center, north of Castaic Creek; and (3) associated lines to and from the Valencia WRP to be constructed in existing road rights-of-way primarily within the project's utility corridor. For purposes of this Condition and Condition No. 90, "equivalent dwelling units" shall represent a wastewater equivalency determination based on an equivalency formula used by the Santa Clarita Valley Sanitation District.

The permittee or designee shall grant any necessary easement(s) acceptable to the Santa Clarita Valley Sanitation District and the Newhall Ranch Sanitation District for use of the utility corridor to facilitate the construction and operation of the Newhall Ranch WRP.

90. Prior to obtaining a building permit(s) for any construction that would result in Newhall Ranch's exceeding 3,000 equivalent dwelling units, the permittee or its designee shall complete site grading and bank protection of the Newhall Ranch WRP site and the utility corridor. Further, prior to obtaining a building permit(s) that would result in Newhall Ranch's exceeding 4,000 equivalent dwelling units, the permittee or its designee shall start construction of the initial phase of the Newhall Ranch WRP with a capacity to treat wastewater generated by 6,000 equivalent dwelling units, and the construction of this initial phase of the Newhall Ranch WRP shall be completed on or before the date that construction of the 6,000th equivalent dwelling unit within Newhall Ranch is completed.

Attachments:

Mitigation Monitoring Program (pages 1-211)  
October 31, 2007 Hart High School District Letter  
Oak Trees: Care and Maintenance Guide (pages 1-7)  
September 20, 2010 County Forester Letter (pages 1-5)

## 8.0 MITIGATION MONITORING PLAN

### Landmark Village Mitigation Monitoring Plan - September 2011

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.1 GEOTECHNICAL AND SOIL RESOURCES</b>			
SP 4.1-1. The standard building setbacks from ascending and descending man-made slopes are to be followed in accordance with Section 1806.4 of the <u>Los Angeles County Building Code</u> , unless superseded by specific geologic and/or soils engineering evaluations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Civil Engineer, Geotechnical Engineer, Engineering Geologist)	Building and Grading Plan Check	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety and Geology/Soils Section 3. Prior to Issuance of Building Permits
SP 4.1-2. The existing Grading Ordinance for planting and irrigation of cut-slopes and fill slopes is to be adhered to for grading operations within the project site. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Civil Engineer)	Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
SP 4.1-3. In order to safeguard against major seismic-related structural failures, all buildings within the project boundaries are to be constructed in conformance with the Los Angeles County <u>Uniform Building Code</u> , as applicable.	Applicant (Project Structural Engineer)	Building Plan Check	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits
SP 4.1-4. The location and dimensions of the exploratory trenches and borings undertaken by Allan E. Seward Engineering Geology, Inc. and R.T. Frankian & Associates are to be noted on all grading plans relative to future building plans, unless the trenches and/or borings are removed by future grading operations. If future foundations traverse the trenches or borings, they are to be reviewed and approved by the project Geotechnical Engineer. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to Approval of Final Grading Plans; grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-5 Wherever the Pacoima Formation is exposed, it may be potentially expansive; therefore, it is to be tested by the project soils engineer at the grading plan stage to determine its engineering characteristics and mitigation requirements, as necessary. <i>(This mitigation measure is not applicable because there is no Pacoima Formation on the tract map site or the borrow sites.)</i>	Not applicable.		
SP 4.1-6. Should any expansive soils be encountered during grading operations, they are not to be placed nearer the finished surface than 8 feet below the bottom of the subgrade elevation. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Investigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading
SP 4.1-7. If expansive materials are encountered at subgrade elevation in cut areas, the soils are to be removed to a depth of 8 feet below the "finished" or "subgrade" surface and the excavated area backfilled with nonexpansive, properly compacted soils. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Investigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading
SP 4.1-8. At the time of subdivision, which allows construction, areas subject to liquefaction are to be mitigated to the satisfaction of the project Geotechnical Engineer prior to site development. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to Issuance of Grading Permit(s)
SP 4.1-9. Subdrains are to be placed in areas of high ground water conditions (Potrero Canyon, in particular) or wherever extensive irrigation is planned. The systems are to be designed to the specifications of the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to Issuance of Grading Permit and Verify During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-10. Subdrains are to be placed in the major and minor canyon fills, behind stabilization blankets, buttress fills, and retaining walls, and as required by the Geotechnical Engineer during grading operations. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to Issuance of Grading Permit and Verify During Grading
SP 4.1-11 Canyon subdrains may be installed in "V"-ditches or in a rectangular trench excavated to expose competent material or bedrock as approved by the geotechnical engineer. (This mitigation measure applies to the Canyon fills proposed in the Adobe Canyon borrow site and is therefore not applicable.)	Not applicable.		
SP 4.1-12. The vertical spacing of subdrains behind buttress fills, stabilization blankets, etc., are to be a maximum of 15 feet. The gradient is to be at least 2 percent to the discharge end. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to Issuance of Grading Permit and Verify During Grading
SP 4.1-13. Geological materials subject to hydroconsolidation (containing significant void space) are to be removed prior to the placement of fill. Specific recommendations relative to hydroconsolidation are to be provided by the project Geotechnical Engineer at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Specific Hydro-consolidation Recommendations	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to Issuance of Grading Permit and Verify During Grading 3. Prior to Approval of Final Grading Plans and Verify During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-14 Proposed structures on ridgelines will have a minimum 20-foot horizontal setback from the margin of the bedrocks to prevent perched or ground water levels where relatively impermeable materials can block downward migration. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure calls for proposed "structures on ridgelines" to have minimum horizontal setback requirements; however, the Landmark Village project does not propose construction of structures on any ridgelines due to the topographic conditions found on the site.)</i>	Not applicable.		
SP 4.1-15. Subsurface exploration is required to delineate the depth and lateral extent of the landslides shown on the geologic map. This work shall be undertaken at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) Landslides must be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan Geotechnical Engineer, and to the satisfaction of the Los Angeles County Department of Public Works.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Exploratory Data and Mitigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to Approval of Final Grading Plan and Verify During Grading
SP 4.1-16 At the subdivision stage, the existence of landslides designated with "3" on Figure 4.1-2, Existing Landslide Areas, and within or adjacent to the development area is to be confirmed. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15.) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan geotechnical engineer. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to the "existence of landslides" designated with a "3" on Figure 4.1-2 contained in the Newhall Ranch Specific Plan Program EIR. There are no such designated landslides within the boundaries of the Landmark Village tract map and borrow sites.)</i>	Not applicable.		
SP 4.1-17 The existence, or lack thereof, of landslides on or adjacent to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated by subsurface investigations at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11.) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan geotechnical engineer. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to "landslides" on or adjacent to roadway alignments, which are not located within the boundaries of the Landmark Village project, including the off-site grading areas.)</i>	Not applicable.		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-18 The potential hazards associated with debris flow scars and other possible surficial failures located in proximity to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11.) These areas are to be mitigated as determined by the Newhall Ranch Specific Plan geotechnical engineer. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to “debris flow scars and other possible surficial failures” located in proximity to roadway alignments, which are not located within the boundaries of the Landmark Village project, including the off-site grading areas.)</i>	Not applicable.		
SP 4.1-19. Remove debris from surficial failures during grading operations prior to the placement of fill. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 16)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading Operations
SP 4.1-20. All soils and/or unconsolidated slopewash and landslide debris is to be removed prior to the placement of compacted fills. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section
		Field Verification	3. Prior to approval of Final Grading Plan and During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.1-21 Cut-slopes, which will expose landslide material, are to undergo geologic and geotechnical evaluation at the subdivision stage to determine their stability and degree of consolidation. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15.) Several options are available to mitigate potential landslide failure in the proposed cut-slopes. Landslides may be stabilized with buttress fills or shear keys designed by the Newhall Ranch Specific Plan geotechnical engineer; landslide material can be entirely removed and replaced with a stability fill; or the slope can be redesigned to avoid the landslide. Landslides underlying cut pad or road areas may be removed or partially removed if the Newhall Ranch Specific Plan Geologist and geotechnical engineer conclude that the landslide is stable and sufficiently consolidated to build on. Landslides located on ascending natural slopes above proposed graded areas will also require evaluation for stability. Unstable landslides on natural slopes above graded areas will either require stabilization, removal, or building setbacks to mitigate potential hazards. <i>(This mitigation would apply to the revised access road proposed to replace the existing Edison road to the power line tower involves creating small cut slopes in landslide material.)</i></p>	Not applicable.		
<p>SP 4.1-22 Additional geologic investigations are required prior to approval of future tentative maps which allow construction, or grading plans to determine the geologic and geotechnical feasibility of the fifteen (15) lots proposed in the High Country Special Management Area (SMA). <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to the 15 lots proposed in the High Country SMA, which is not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i></p>	Not applicable.		
<p>SP 4.1-23 Prior to construction of the road embankment located within landslide QIs II, a compacted fill shear key will be constructed at the property boundary. (R.T. Frankian &amp; Associates, 19 September 1994, p. 6.) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to a specific road embankment, which is not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i></p>	Not applicable.		
<p>SP 4.1-24 Landslides, which will not affect the proposed grading concept, are to be placed in Restricted Use Areas on the Final Maps. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 43.) <i>(This mitigation measure is not applicable because landslides in and immediately adjacent to the borrow sites are required by LACDPW to be placed in restricted use areas until site-specific geotechnical elevations are completed and proposed mitigation is recommended.)</i></p>	Not applicable.		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-25 Surficial stability of cut-slopes designated with a "G" are to be fully evaluated at the subdivision stage, due to the possibility of wedge failures or surficial material in the slope. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43.) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to "surficial stability" of certain designated cut-slopes, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		
SP 4.1-26 Cut slopes designated as "P" are potentially unstable and are to be fully evaluated at the subdivision stage to ascertain whether they are stable as designed. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43.) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to "potentially unstable" designated cut slopes, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		
SP 4.1-27 Cut-slopes designated with a "U" are to be further investigated at the subdivision stage to confirm underlying geologic conditions and slope stability. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43.) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to designated "cut-slopes" requiring further investigation at the subdivision stage, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		
SP 4.1-28 Cut-slopes associated with the construction of the proposed extensions of Magic Mountain Parkway and Valencia Boulevard are to be further investigated at the subdivision stage to confirm the underlying geologic conditions and slope stability. Corrective measures are to be required if it is determined that the cut-slopes will not be stable. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, pp. 11 and 12.) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to "cut-slopes" associated with construction of certain proposed road extensions, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-29. Orientations of the bedrock attitudes are to be evaluated by the Newhall Ranch Specific Plan Engineering Geologist to identify locations of required buttress fills. Buttress fill design and recommendations, if necessary, are to be presented as mitigation during the grading plan stage. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section
		Field Verification	2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans
SP 4.1-30. All fills, unless otherwise specifically designed, are to be compacted to at least 90 percent of the maximum dry unit weight as determined by ASTM Designation D 1557-91 Method of Soil Compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section
			2. LACDPW, Geology/Soils Section
			3. During Grading
SP 4.1-31. No fill is to be placed until the area to receive the fill has been adequately prepared and approved by the Geotechnical Engineer. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-32. Fill soils are to be kept free of all debris and organic material. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-33. Rocks or hard fragments larger than 8 inches are not to be placed in the fill without approval of the Geotechnical Engineer, and in a manner specified for each occurrence. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-34. Rock fragments larger than 8 inches are not to be placed within 10 feet of finished pad grade or the subgrade of roadways or within 15 feet of a slope face. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-35. Rock fragments larger than 8 inches may be placed in windrows, below the limits given above, provided the windrows are spaced at least 5 feet vertically and 15 feet horizontally. Granular soil must be flooded around windrows to fill voids between the rock fragments. The granular soil is to be wheel rolled to assure compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-36. The fill material is to be placed in layers which, when compacted, is not to exceed 8 inches per layer. Each layer is to be spread evenly and is to be thoroughly mixed during the spreading to insure uniformity of material and moisture. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-37. When moisture content of the fill material is too low to obtain adequate compaction, water is to be added and thoroughly dispersed until the soil is approximately 2 percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-38. When the moisture content of the fill material is too high to obtain adequate compaction, the fill material is to be aerated by blading or other satisfactory methods until the soil is approximately two percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-39. Where fills toe out on a natural slope or surface, a keyway, with a minimum width of 16 feet and extending at least 3 feet into firm, natural soil, is to be cut at the toe of the fill. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-40. Where the fills toe out on a natural or cut slope and the natural or cut slope is steeper than 5 horizontal to 1 vertical, a drainage bench with a width of at least 8 feet is to be established at the toe of the fill. Fills may be placed over cut slopes if the visible contact between the fill and cut is steeper than 45 degrees. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-41. When placing fills over slopes, sidewall benching is to extend into competent material, approved by the Geotechnical Engineer, with vertical benches not less than 4 feet. (R.T. Frankian & Associates, 19 September 1994, Appendix I) Competent material is defined as being free of loose soil, heavy fracturing, or compressive soils.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-42. When constructing fill slopes, the grading contractor is to avoid spillage of loose material down the face of the slope during the dumping and compacting operations. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-43. The outer faces of fill slopes are to be compacted by backing a sheepsfoot compactor over the top of the slope, and thoroughly covering all of the slope surface with overlapping passes of the compactor. Compaction of the slope is to be repeated after each 4 feet of fill has been placed. The required compaction must be obtained prior to placement of additional fill. As an alternate, the slope can be overbuilt and cut back to expose a compacted core. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
SP 4.1-44. All artificial fill associated with past petroleum activities as well as other existing artificial fill, are to be evaluated by the Newhall Ranch Specific Plan Geotechnical Engineer at the subdivision and/or Grading Plan Stage. (Allan E. Seward Engineering Geology, 19 September 1994, Inc., p. 45) Unstable fills are to be mitigated through removal, stabilization, or other means as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Geotechnical Evaluation	1. LACDPW, Geology/Soils Section, Building and Safety
		Field Verification	2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Approval of Final Subdivision Maps or Grading Plans, and Verify During Grading
SP 4.1-45. Surface runoff from the future graded areas is not to run over any natural, cut, or fill slopes. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications	1. LACDPW, Geology/Soils Section, Building and Safety
		Field Verification	2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-46. Runoff from future pads and structures is to be collected and channeled to the street and/or natural drainage courses via non-erosive drainage devices. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety
		Field Verification	3. During Grading
SP 4.1-47. Water is not to stand or pond anywhere on the graded pads. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety
		Field Verification	3. During Grading
SP 4.1-48. Oil and water wells that might occur on site are to be abandoned in accordance with state and local regulations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Well abandonment Specialist)	Receipt of Confirmation of Abandonment	1. California Department of Conservation, Division of Oil and Gas, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permits
SP 4.1-49. If any leaking or undocumented oil wells are encountered during grading operations, their locations are to be surveyed and the current well conditions evaluated immediately. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 21) Measures are to be taken to document the wells, abandonment, and remediate the well sites (if necessary) in accordance with state and local regulations.)	Applicant (Civil Engineer and Well Abandonment Specialist)	Include this Measure in Specifications	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety
		Field Verification	3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-50. The exact status and location of the Exxon (Newhall Land & Farming) oil well #31 will be evaluated at the subdivision stage. If necessary, the well will be abandoned in accordance with state and local regulations. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 12)	Applicant	Locate Well #31 on Tract Map	1. California Department of Conservation, Division of Oil and Gas, Building and Safety
	(Civil Engineer and Well Abandonment Specialist)	Documentation of Abandonment, if applicable	2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. Prior to Issuance of Grading Permit
SP 4.1-51 Survey control will be required to precisely locate the Salt Creek and Del Valle Faults at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 33) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to certain faults, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		
SP 4.1-52 Additional subsurface trenching will be performed within the Holser Structural Zone on Newhall Ranch during the subdivision stage to evaluate its existence. Within Potrero Canyon, additional subsurface evaluation will be performed during the subdivision stage to confirm that nontectonic alluvial movement was the cause of surface ground cracking during the January 17, 1994 earthquake, and to evaluate the potential for shallow-depth faults. (Allan E. Seward Engineering Geology, Inc. 19 September 1994, p. 42, as revised above.) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to subsurface trenching and additional subsurface evaluation required on areas of Newhall Ranch, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		
SP 4.1-53 Precise Building Setback Zones for the Newhall Ranch Specific Plan site are to be defined at the subdivision stage. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to "precise building setback zones," which are not applicable to the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.1-54 Due to the potential activity of the Salt Creek and Del Valle Faults, site development is to remain outside of Building Setback Zones around fault traces, and the possible fault zone connecting them (see Figure 4.1-4). (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 42.) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to certain faults, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		
SP 4.1-55 To minimize potential hazards from shattered ridge effects, structures and storage tanks proposed on ridgelines are to have a minimum 20-foot setback from the margins of the bedrock. Designation of specific building setbacks will require evaluation at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 40.) Building setback zones are to be identified on all site plans and tract maps for the site. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to storage tanks on ridgelines within areas of Newhall Ranch, which are not applicable to the Landmark Village project site, including the off-site areas.)</i>	Not applicable.		
SP 4.1-56 The potential for ground motion and ground failure associated with a seismic event in proximity to the planned roadway alignments of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11.) Mitigation to reduce associated significant impacts will also be identified at that time. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to planned roadway alignments within Newhall Ranch, which are not applicable to the Landmark Village project site, including the off-site grading areas.)</i>	Not applicable.		
LV 4.1-1. Prior to placing compacted fill, the ground surface shall be prepared by removing non-compacted artificial fill (af), disturbed compacted fill soils (Caf), loose alluvium, and other unsuitable materials. The geotechnical engineer and/or his representatives shall observe the excavated areas prior to placing compacted fill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-2. After the ground surface to receive fill has been exposed, it shall be ripped to a minimum depth of 6 inches, brought to optimum moisture content or above and thoroughly mixed to obtain a near uniform moisture condition and uniform blend of materials, and then compacted to 90 percent per the latest American Society for Testing and Materials (ASTM) D1557 laboratory maximum density.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-3 Removal depths for alluvium, older alluvium, and overlying soil/plow pan materials range from 4 to 16 feet and shall be as indicated on the approved Geologic/Geotechnical Map	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-4. Soil removals on the southwestern portion of the site shall be scheduled if possible during the summer or fall months, to minimize impacts to Grading from shallow groundwater. The contractor shall be prepared to implement dewatering systems, if necessary.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-5. Pico and Saugus Formation bedrock shall be over-excavated 5 feet below proposed grade to eliminate cut-fill or bedrock-alluvium transitions in building pads. Expansive materials in the bedrock shall be over excavated 8 feet in building pad areas.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-6. Slopewash that is locally present on the site adjacent to slope areas on the northern margin of the site shall be removed and recompacted prior to the placement of compacted fill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-7. Compacted artificial fill along the northern margin of the site shall be assessed for building suitability at the grading plan stage.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-8. Concrete, asphalt concrete and other debris stockpiled on the site shall be removed, and either ground up for use as sub-base material, or reduced into fragments small enough to be buried in the deeper portions of the fill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-9. Where recommended removals encounter ground water, water levels shall be controlled by providing an adequate excavation bottom/slope and sumps for pumping water out as the excavation proceeds, or ground water may be lowered by installing shallow dewatering well points prior to grading. Partial removals of soils above the water table and soil improvement below the water table may be another option. Dewatering may be needed depending on the season when the removals are performed and the actual removal depths are determined. Contractors shall use piezometric data for planning dewatering measures.	Applicant (Geotechnical Engineer and Civil Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-10. On-site soils, except any debris or organic matter, may be used as sources for compacted fills. Rock or similar irreducible material with a maximum dimension greater than 8 inches shall not be placed in the fill without approval of the geotechnical engineer. Rocks or hard fragments larger than 4 inches shall not compose more than 25 percent of the fill and/or lift. Any large rock fragments over 8 inches in size may be incorporated into the fill as rockfill in windrows after being reduced to the specific maximum rock fill size. Where fill depths are too shallow to allow large rock disposal, special handling or removal may be required. Much of the on-site alluvium and older alluvium is coarse-grained and lacks sufficient cohesion for surficial stability in fill slopes. Selective grading of fill materials with sufficient cohesion derived from on site or imported fill shall be necessary for use in fill slopes.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-11. The engineering characteristics of imported fill material shall be evaluated when the source area has been identified.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-12. Most of the slopes proposed on the site are fill slopes. Stability fills are recommended for all of the cut-slopes on the site; therefore, no cut-slopes will remain after the completion of grading. All fill slopes shall be constructed on firm material where the slope receiving fill exceeds a ratio of 5 to 1 horizontal to vertical (h:v). Fill slope inclination shall not be steeper than 2:1 (h:v). The fill material within approximately one equipment width (typically 15 feet) of the slope face shall be constructed with cohesive material selectively graded from on-site or import fills. Stability fills are recommended where cut-slope faces will expose fill-over-bedrock or alluvium-over-bedrock conditions. These fills shall be constructed with a keyway at the toe of the fill slope with a minimum equipment width but not less than 15 feet, and a minimum depth of 3 feet into the firm undisturbed earth. Following completion of the keyway excavations, backfilling with certified engineered fill shall not proceed prior to the approval of the keyway by the project engineering geologist.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-13. Backcut slopes for Stability fills shall be no steeper than the final face of the proposed fill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-14. Areas that are to receive compacted fill shall be observed by the geotechnical engineer prior to the placement of fill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-15 All drainage devices shall be properly installed and observed by the project's licensed geotechnical engineer prior to placement of backfill.	Applicant (Geotechnical Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-16. Fill soils shall consist of imported soils or on-site soils free of organics, cobbles, and deleterious material, provided each material is approved by the geotechnical engineer. The geotechnical engineer shall evaluate and/or test the import material for its conformance with the report recommendations prior to its delivery to the site. The contractor shall notify the geotechnical engineer 72 hours prior to importing material to the site.	Applicant (Geotechnical Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-17. Fill shall be placed in controlled layers (lifts), the thickness of which is compatible with the type of compaction equipment used. The fill materials shall be brought to optimum moisture content or above, thoroughly mixed during spreading to obtain a near uniform moisture condition and uniform blend of materials, and then placed in layers with a thickness (loose) not exceeding 8 inches. Each layer shall be compacted to a minimum compaction of 90 percent relative to the maximum dry density determined per the latest ASTM D1557 test. Density testing shall be performed by the geotechnical engineer to verify relative compaction. The contractor shall provide proper access and level areas for testing.	Applicant (Geotechnical Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-18. Rocks or rock fragments less than 8 inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets. However, rocks larger than 4 inches shall not be placed within 3 feet of finish grade.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-19 Rocks greater than 8 inches in largest dimension shall be placed in accordance with the recommendation of the soils engineer in on-site areas designated as suitable for rock disposal or placement.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-20. Where space limitations do not allow for conventional fill compaction operations, special backfill materials, and procedures may be required. Pea gravel or other select fill can be used in areas of limited space. A sand and Portland cement slurry (two sacks per cubic-yard mix) shall be used in limited space areas for shallow backfill near final pad grade, and pea gravel shall be placed in deeper backfill near drainage systems.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-21. The geotechnical engineer shall observe the placement of fill and conduct in-place field density tests on the compacted fill to check for adequate moisture content and the required relative compaction. Where less than specified relative compaction is indicated, additional compacting effort shall be applied and the soil moisture conditioned as necessary until adequate relative compaction is attained.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-22. The Contractor shall comply with the minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as set forth in the specifications for compacted fill. This may be achieved by either overbuilding the slope and cutting back as necessary, or by direct compaction of the slope face with suitable equipment, or by any other procedure that produces the required result.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-23 Any abandoned underground structures, such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not discovered prior to grading shall be removed or treated to the satisfaction of the project's licensed soils engineer and/or the controlling agency for the project, and the engineer shall follow all applicable regulatory standards, including those established by the California Department of Oil and Gas.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-24. The Contractor shall have suitable and sufficient equipment during a particular operation to handle the volume of fill being placed. When necessary, fill placement equipment shall be shut down temporarily in order to permit proper compaction of fills, correction of deficient areas, or to facilitate required field testing.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-25. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-26. Trench excavations to receive backfill shall be free of trash, debris or other unsatisfactory materials prior to backfill placement, and shall be observed by the geotechnical engineer.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-27. Except as stipulated herein, soils obtained from the trench excavation may be used as backfill if they are essentially free of organics and deleterious materials.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-28. Rocks generated from the trench excavation not exceeding 3 inches in largest dimension may be used as backfill material. However, such material shall not be placed within 12 inches of the top of the pipeline. No more than 30 percent of the backfill volume shall contain particles larger than 1 inch in diameter, and rocks shall be well mixed with finer soil.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-29 Soils (other than aggregates) with a Sand Equivalent (SE) greater than or equal to 30, as determined by ASTM D 2419 Standard Test Method or at the discretion of the project's licensed geotechnical engineer or representative with field experience, may be used for bedding and shading material in the pipe zone areas. These soils are considered satisfactory for compaction by jetting procedures.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-30. No jetting shall occur in utility trenches within the top 2 feet of the subgrade of concrete slabs-on-grade.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-31. Trench backfill other than bedding and shading shall be compacted by mechanical methods such as tamping sheepsfoot, vibrating or pneumatic rollers, or other mechanical tampers to achieve the density specified herein. The backfill materials shall be brought to optimum moisture content or above, thoroughly mixed during spreading to obtain a near uniform moisture condition and uniform blend of materials, and then placed in horizontal layers with a thickness (loose) not exceeding 8 inches. Trench backfills shall be compacted to a minimum compaction of 90 percent relative to the maximum dry density determined per the latest ASTM D1557 test.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-32. The contractor shall select the equipment and process to be used to achieve the specified density within a trench without damage to the pipeline, the adjacent ground, existing improvements, or completed work.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-33 Observations and field tests shall be carried on during construction by the project's licensed geotechnical engineer to confirm that the required degree of compaction within a trench has been obtained. Where compaction within a trench is less than that specified, additional compaction effort shall be made with adjustment of the moisture content as necessary until the specified compaction is obtained. Field density tests may be omitted at the discretion of the engineer or his representative with field experience.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-34. Whenever, in the opinion of the geotechnical engineer, an unstable condition is being created within a trench, either by cutting or filling, the work shall not proceed until an investigation has been made and the excavation plan revised, if deemed necessary.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-35. Fill material within a trench shall not be placed, spread, or rolled during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by the geotechnical engineer indicate the moisture content and density of the fill are as specified.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-36. Water shall never be allowed to stand or pond on building pads, nor should it be allowed to run over constructed slopes, but is to be conducted to the driveways or natural waterways via non-erodible drainage devices. In addition, it is recommended that all drainage devices be inspected periodically and be kept clear of all debris. Drainage and erosion control shall be in accordance with the standards set forth in Sections 7018 and 7019 of the 1997 Los Angeles County Uniform Building Code.	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-37. Modification of the existing pad grades after approval of Fine Grading by the project supervising civil engineer can adversely affect the drainage of the lots. Lot drainage shall not be modified by future landscaping, construction of pools, spas, walkways, garden walls, etc., unless additional remedial measures (area drains, additional grading, etc.) are in compliance with Los Angeles County Codes.	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. After Approval of Fine Grading Plan
LV 4.1-38. Positive surface drainage shall be maintained away from buildings. The recommended drainage patterns shall be established at the time of Fine Grading. Roof drainage shall be collected in gutters and downspouts, which terminate at approved discharge points.	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-39. Permanent erosion control measures shall be initiated immediately following completion of grading.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Immediately Following Completion of Grading
LV 4.1-40 All interceptor ditches, drainage terraces, down-drains and any other drainage devices shall be maintained and kept clear of debris. The project's licensed civil engineer shall review any proposed additions or revisions to these systems, to evaluate their impact on slope erosion.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Immediately Following Completion of Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-41. Retaining walls shall have adequate freeboard to provide a catchment area for minor slope erosion. Periodic inspection, and if necessary, cleanout of deposited soil and debris shall be performed, particularly during and after periods of rainfall.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Immediately Following Completion of Grading
LV 4.1-42. The future developers shall be made aware of the potential problems, which may develop when drainage is altered through landscaping and/or construction of retaining walls, and paved walkways. Ponded water, water directed over slope faces, leaking irrigation systems, over-watering or other conditions that could lead to excessive soil moisture, shall be avoided.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Immediately Following Completion of Grading
LV 4.1-43. Slope surficial soils may be subject to water-induced mass erosion. Therefore, a suitable proportion of slope planting shall have root systems, which will develop well below 3 feet. Drought-resistant shrubs and low trees for this purpose shall be considered. Intervening areas can then be planted with lightweight surface plants with shallower root systems. All plants shall be lightweight and require low moisture. Any loose slough generated during the process of planting shall be properly removed from the slope face(s).	Applicant (Landscape Architect)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Occupancy Permits
LV 4.1-44. Short-term, non-plant erosion control measures shall be implemented during construction delays, adverse climate/weather conditions, and when plant growth rates do not permit rapid vegetation of graded areas. Examples of short-term, non-plant erosion control measures include matting, netting, plastic sheets, deep (5 feet) staking, etc.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Delays in All Construction Phases

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-45. All possible precautions shall be taken to maintain a moderate and uniform soil moisture to avoid high and/or fluctuating water content in slope materials. Slope irrigation systems shall be properly operated and maintained and system controls shall be placed under strict control.	Applicant (Landscape Architect)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Occupancy Permits
LV 4.1-46. A program of aggressive rodent control shall be implemented to control burrowing on slope areas.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During All Construction Phases
LV 4.1-47. Bank protection is proposed to consist of a soil cement, gunite or rip-rap liner, which is buried/concealed behind a 4:1 (h:v) fill slope. Construction of the liner will involve the excavation of a 20-foot-deep slot as shown in the details on the tentative map. Where the toe of the 4:1 slope extends beyond the removals for the slot, the alluvium shall be overexcavated 3 feet prior to placement of overlying fill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Slope Protection Activities
LV 4.1-48. Ground water will likely be encountered between a depth of 5 and 10 feet; therefore dewatering shall be undertaken to complete the lower 10 to 15 feet of the proposed slot excavation.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Slope Protection Activities

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-49. All final grades shall be sloped away from the building foundations to allow rapid removal of surface water runoff. No ponding of water shall be allowed adjacent to the foundations. Plants and other landscape vegetation requiring excessive watering shall be avoided adjacent to the building foundations. Should landscaping be constructed, an effective watertight barrier shall be provided to prevent water from affecting the building foundations.	Applicant (Civil Engineer, Construction Superintendent and Landscape Architect)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Fine Grading and Landscape Installation
LV 4.1-50. Future structures shall be designed according to standards applicable to Seismic Zone 4 of the Uniform Building Code.	Applicant	Building Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Building Permits
LV 4.1-51. Lots underlain by transitions between different material types (e.g., bedrock to fill, bedrock to alluvium, etc.) shall be over-excavated 5 feet to minimize potential adverse impacts associated with differential materials response.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-52. Over-excavation of clay-rich bedding planes of the Saugus Formation or Pico Formation and subsequent placement of a certified fill cap is recommended to mitigate potential hazards from expansive material, and to reduce potential hazards from potential secondary seismogenic movement along bedding planes.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-53. Stability Fills shall be analyzed at the grading plan stage based on testing of the actual materials proposed for the fill.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-54. Most of the alluvium and older Alluvium on the site are coarse-grained and have low cohesion. These materials shall not be used within the outer 4 feet of fill slopes and Stability Fills.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-55. Excavations deeper than 3 feet shall conform to safety requirements for excavations as set forth in the State Construction Safety Orders enforced by the State Division of Industrial Safety, California occupational Safety and Health Administration (CAL OSHA). Temporary excavations no higher than 12 feet shall be no steeper than 1:1 (h:v). For excavations to 20 feet in height, the bottom 3.5 feet may be vertical and the upper portion between 3.5 and 20 feet shall be no steeper than 1.5:1 (h:v). Excavations not complying with these requirements shall be shored. It is strongly recommended that excavation walls in sands and dry soils be kept moist, but not saturated at all times.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-56. Parameters for design of cantilever and braced shoring shall be provided at the grading plan stage.	Applicant (Geotechnical Engineer)	Grading Plan Check or Field Verification as Applicable	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit or During Grading Activities

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-57. The bases of excavations or trenches shall be firm and unyielding prior to foundations or utility construction. On-site materials other than topsoil or soils with roots or deleterious materials may be used for backfilling excavations. Densification (compaction) by jetting may be used for on-site clean sands or imported equivalent of coarser sand provided they have a Sand Equivalent greater than or equal to 30 as determined by ASTM D2419 test method. Recommended specifications for placement of trench backfill are presented in Appendix C of the September 27, 2000 geologic and geotechnical report.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-58. The structural design shall include seismic geotechnical parameters in accordance with Uniform Building Code (UBC) requirements for Seismic Zone 4. These parameters shall be provided at the grading plan stage.	Applicant	Building Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-59. Shallow spread footings for foundation support of up to three-story residential, commercial or light industrial developments can adequately be derived from non-organic native soils, processed as necessary, and bedrock or engineered fill compacted as previously recommended. The composition of footings for heavier structures, if applicable, shall be addressed at the grading plan stage. Tentatively, an allowable bearing capacity of 2,500 pounds per square foot can be used for shallow foundations constructed in certified compacted fill originated from existing, near-surface soils (except vegetative soils). Lateral resistance of footing walls shall be provided at the grading plan stage.	Applicant	Grading Plan Check and Building Plan Check, as Applicable	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading and or Building Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-60. Figure C4 (Appendix C), "Cut Lot (Transitional)" and "Cut-Fill Lot (Transitional)" of the September 27, 2000 geologic and geotechnical report provides a foundation grading detail for locations where foundations will straddle transition zones between cut and fill materials. If the remaining cut-fill transition is steep at depth below the building area, the geometry of the transition shall be reviewed during grading operations by the soils engineer on a site-specific basis to evaluate the need for additional over-excavation removals and/or additional foundation reinforcement. Based on this review, appropriate action shall be taken as deemed necessary by the engineer. As a general guideline, steep cut/fill transitions would include slope gradients steeper than 4:1 (h:v) and overall variations in fill thickness of greater than 15 feet, which occur within 20 feet of final pad grade. Transitions between differing material types, such as bedrock and alluvium, also shall be overexcavated 5 feet as recommended in Section 1.2 of Appendix E of the September 27, 2000, Geologic and Geotechnical Report.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-61. To minimize significant settlements, upper soils in areas to receive fills shall be removed and recompacted to competent materials. Specific foundation design loads shall be provided at the grading plan stage.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
		Field Verification	2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit and During Grading
LV 4.1-62. Whenever seepage of groundwater is observed, the condition shall be evaluated by the engineering geologist and geotechnical engineer prior to covering with fill material.	Applicant (Engineering Geologist and Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-63. Surface drainage control design shall include provisions for positive surface gradients to ensure that surface runoff is not permitted to pond, particularly above slopes or adjacent to building foundations or slabs. Surface runoff shall be directed away from slopes and foundations and collected in lined ditches or drainage swales, via non-erodible drainage devices, which is to discharge to paved roadways, or existing watercourses. If these facilities discharge onto natural ground, means shall be provided to control erosion and to create sheet flow.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Occupancy Permit
LV 4.1-64. Fill slopes and stability fills, as applicable, shall be provided with subsurface drainage as necessary for stability.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. During Grading
LV 4.1-65. Additional testing for expansive soils shall be performed at the grading plan stage and during finish grading so that appropriate foundation design recommendations for expansive soils, if applicable, can be made.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
		Field Verification	3. Prior to Issuance of Grading Permit and During Grading
LV 4.1-66. Testing for soil corrosivity shall be undertaken at additional locations within the project site at the grading plan stage. Final recommendations for concrete shall be in accordance with the latest UBC requirements, and a corrosion specialist shall provide mitigating recommendations for potential corrosion of metals.	Applicant (Geotechnical Engineer)	Receipt of Test Results	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-67. Preliminary retaining wall geotechnical design parameters and pavement design(s) shall be provided at the grading plan stage.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-68. If the proposed fills over alluvium and slopewash at either the Adobe Canyon or Chiquito Canyon sites are to be considered "structural fill," subsurface studies shall be performed to determine actual liquefaction potential of these soils. If this potential exists, it shall be addressed by removal and recompaction of the alluvium above groundwater, in order to provide a cap to bridge effects.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-69. Where possible, removals that impact the mapped landslides shall be completed so as to not remove the existing landslide stability. If this is not possible, the conditions shall be geotechnically evaluated on a case-by-case basis at the Grading Plan stage in order to safely complete the necessary removals.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-70. Slope stability analysis shall be performed for the 186-foot-high cut slope along the base of the existing Edison tower within the Chiquito Canyon grading site. Corrective measures, such as construction of a buttress or stability fills, shall be implemented if the proposed cut slope does not comply with the required minimum factor of safety.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-71. If future development is proposed within either Adobe Canyon or Chiquito Canyon, subsurface exploration and analyses shall be conducted to determine landslide stability. Means to mitigate the potential effects of landslides, including complete or partial removal, buttressing, avoidance, or building setbacks shall be identified at that time.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-72. If future development is proposed within Chiquito Canyon, slope stability analysis shall be performed for the 186-foot-high cut slope along the base of the existing Edison tower within the Chiquito Canyon grading site. Corrective measures, such as construction of a buttress or stability fills, shall be implemented if the proposed cut slope does not comply with the required minimum factor of safety.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-73 If the proposed fills over alluvium and slopewash at either Adobe Canyon or Chiquito Canyon are to be considered "structural fill," subsurface studies shall be performed to determine actual liquefaction potential of these soils. If this potential exists, it shall be addressed by removal and recompaction of the alluvium above groundwater, in order to provide a cap to bridge effects.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit
LV 4.1-74 If future development is proposed within either Adobe Canyon or Chiquito Canyon, subsurface exploration and analyses shall be conducted to determine landslide stability. Means to mitigate the potential effects of landslides, including complete or partial removal, buttressing, avoidance, or building setbacks shall be identified at that time.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety
			2. LACDPW, Geology/Soils Section, Building and Safety
			3. Prior to Issuance of Grading Permit

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.1-75 If future development is proposed within Chiquito Canyon, slope stability analysis shall be performed for the 186-foot-high cut slope along the base of the existing Edison tower within the Chiquito Canyon grading site. Corrective measures, such as construction of a buttress or stability fills, shall be implemented if the proposed cut slope does not comply with the required minimum factor of safety.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Grading Permit
<b>4.2 HYDROLOGY</b>			
SP 4.2-1 All on- and off-site flood control improvements necessary to serve the Newhall Ranch Specific Plan are to be constructed to the satisfaction of the LACDPW, Flood Control Division.	Applicant (Civil Engineer)	Approval of Drainage Plans  Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)
SP 4.2-2 All necessary permits or letters of exemption from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the RWQCB for Specific Plan-related development are to be obtained prior to construction of drainage improvements. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement) (of the Newhall Ranch Specific Plan Program EIR).	Applicant (Civil Engineer)	Approval of Drainage Plans  Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Issuance of Grading Permit(s)
SP 4.2-3 All necessary streambed agreement(s) are to be obtained from the California Department of Fish and Game wherever grading activities alter the flow of streams under CDFG jurisdiction. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement) (of the Newhall Ranch Specific Plan Program EIR).	Applicant (Civil Engineer)	Approval of Drainage Plans  Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Issuance of Grading Permit(s)
SP 4.2-4 Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year FIA floodplain are to be obtained by the applicant after the proposed drainage facilities are constructed.	Applicant (Civil Engineer)	Construction of Drainage Facilities Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.2-5 Prior to the approval and recordation of each subdivision map, a Hydrology Plan, Drainage Plan, and Grading Plan (including an Erosion Control Plan if required) for each subdivision must be prepared by the applicant of the subdivision map to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after site development. These plans shall be prepared to the satisfaction of the LACDPW.	Applicant (Civil Engineer)	Subdivision Approval	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Recordation of Subdivision Map(s)
SP 4.2-6 Install permanent erosion control measures, such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps in order to prevent sediment and debris from the upper reaches of the drainage areas which occur on the Newhall Ranch site from entering storm drainage improvements. These erosion control measures shall be installed to the satisfaction of the LACDPW.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)
SP 4.2-7 The applicant for any subdivision map permitting construction shall satisfy all applicable requirements of the NPDES Program in effect in Los Angeles County to the satisfaction of the LACDPW. These requirements currently include preparation of an Urban Storm Water Mitigation Plan (USWMP) containing design features and Best Management Practices (BMPs) appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of a Storm Water Management Pollution Prevention Plan (SWPPP) containing design features and BMPs appropriate and applicable to the subdivision. The LACDPW shall monitor compliance with those NPDES requirements.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Issuance of Grading, Building, or Occupancy Permit(s), as appropriate
LV 4.2-1. The on-site storm drains (pipes and reinforced concrete boxes) and open channels shall be designed and constructed for either the 25-year or 50-year capital storm.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)
LV 4.2-2. Debris basins shall be constructed pursuant to LACDPW requirements to intercept flows from undeveloped areas entering into the developed portions of the site.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)
LV 4.2-3. Energy dissipaters consisting of either rip-rap or larger standard impact-type energy dissipaters shall be installed as required by LACDPW at outlet locations to reduce velocities of runoff into the channel where necessary to prevent erosion.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.2-4. The project is required to comply with the Regional Water Quality Control Board (RWQCB) Municipal Permit (General MS4 Permit) Order No.R4-2006-0074, National Pollutant Discharge Elimination System (NPDES) No. CAS004001 (amended September 14, 2006), and with the state's General Construction Activity Storm Water Permit, California State Water Resources Control Board Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES) No. CAS000002, reissued on August 19, 1999, as amended and further modified by Resolution No. 2001-046 on April 26, 2001. (Since release of the Draft EIR, this permit has been reissued. This mitigation has been revised to reflect the most current permit dates).</p>	<p>Applicant (Construction Superintendent)</p>	<p>Submittal of Urban Storm Water management Plan (USWMP) and Storm Water Pollution Prevention Plan (SWPPP) to Regional Water Quality Control Board for the Los Angeles Region (RWQCBLAR)</p> <p>Field Verification</p>	<p>1. RWQCBLAR</p> <p>2. LACDPW, Building and Safety</p> <p>3. Prior to Grading and During Grading Operations</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.2-5. During all construction phases, temporary erosion control shall be implemented to retain soil and sediment on the tract map site, within the Adobe Canyon borrow site, the Chiquito Canyon grading site, the utility corridor right-of-way, and the bank stabilization areas, as follows:</p> <ul style="list-style-type: none"> <li>• Re-vegetate exposed areas as quickly as possible;</li> <li>• Minimize disturbed areas;</li> <li>• Divert runoff from downstream drainages with earth dikes, temporary drains, slope drains, etc.;</li> <li>• Reduce velocity through outlet protection, check dams, and slope roughening/terracing;</li> <li>• Implement dust control measures, such as sand fences, watering, etc.;</li> <li>• Stabilize all disturbed areas with blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, and/or other erosion resistant soil coverings or treatments;</li> <li>• Stabilize construction entrances/exits with aggregate underdrain with filter cloth or other comparable method;</li> <li>• Place sediment control BMPs at appropriate locations along the site perimeter and at all operational internal inlets to the storm drain system at all times during the rainy season (sediment control BMPs may include filtration devices and barriers, such as fiber rolls, silt fence, straw bale barriers, and gravel inlet filters, and/or with settling devices, such as sediment traps or basins); and/or</li> <li>• Eliminate or reduce, to the extent feasible, non-stormwater discharges (e.g., pipe flushing, and fire hydrant flushing, over-watering during dust control, vehicle and equipment wash down) from the construction site through the use of appropriate sediment control BMPs.</li> </ul>	Applicant (Construction Superintendent)	Field Verification	<p>1. LACDPW, FCD</p> <p>2. LACDPW, FCD</p> <p>3. During All Construction Phases</p>
<p>LV 4.2-6. All necessary permits, agreements, letters of exemption from the Army Corps of Engineers (ACOE) and/or the California Department of Fish and Game (CDFG) for project-related development within their respective jurisdictions must be obtained prior to the issuance of grading permits.</p>	Applicant	Receipt of Necessary Documents	<p>1. Los Angeles County Department of Regional Planning (LACDRP)</p> <p>2. LACDRP</p> <p>3. Prior to Issuance of Grading Permits</p>
<p>LV 4.2-7. By October 1st of each year, a separate erosion control plan for construction activities shall be submitted to the local municipality describing the erosion control measures that will be implemented during the rainy season (October 1 through April 15).</p>	Applicant (Construction Superintendent)	Receipt and Review of Annual Erosion Control Plan	<p>1. LACDPW, FCD</p> <p>2. LACDPW, FCD</p> <p>3. By October 1 of Each Year During Construction Activities</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.2-8. A final developed condition hydrology analysis shall be prepared in conjunction with final project design when precise engineering occurs. This final analysis shall confirm that the final project design is consistent with this analysis. This final developed condition hydrology analysis shall confirm that the sizing and design of the water quality and hydrologic control. BMPs control hydromodification impacts in accordance with the NSRP Sub-Regional Stormwater Mitigation Plan. Those final calculations shall establish design features for the project that satisfy the criterion that post-development peak stormwater runoff discharge rates, velocities, and duration in natural drainage systems mimic pre-development conditions. All elements of the storm drain system shall conform to the policies and standards of the LACDPW, Flood Control Division, as applicable.	Applicant (Project Hydrologist)	Receipt and Review of Final Hydrology Analysis	1. LACDPW, FCD
			2. LACDPW, FCD
			3. Prior to Approval of Final Design Plans
LV 4.2-9. Ultimate project hydrology and debris production calculations shall be prepared by a project engineer to verify the requirements for debris basins and/or desilting inlets.	Applicant (Civil Engineer)	Review of Calculations	1. LACDPW, FCD
			2. LACDPW, FCD
			3. Prior to Approval of Final Design Plans
LV 4.2-10. To reduce debris being discharged from the site, debris basins shall be designed and constructed pursuant to LACDPW Flood Control to intercept flows from undeveloped areas entering into the developed portions of the site.	Applicant (Civil Engineer)	Approval of Drainage Plans	1. LACDPW, FCD
		Field Verification	2. LACDPW, FCD
			3. Prior to Issuance of Occupancy Permit(s)
<b>4.3 WATER QUALITY</b>			
SP 4.2-1. All on- and off-site flood control improvements necessary to serve the Newhall Ranch Specific Plan are to be constructed to the satisfaction of the County of Los Angeles Department of Public Works Flood Control Division.	Applicant (Civil Engineer)	Approval of Drainage Plans	1. LACDPW, FCD
		Field Verification	2. LACDPW, FCD
			3. Prior to Issuance of Occupancy Permit(s)
SP 4.2-2. All necessary permits or letters of exemption from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the Regional Water Quality Control Board for Specific Plan-related development are to be obtained prior to construction of drainage improvements. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, <b>Mitigation Measures 4.6-1</b> through <b>4.6-10</b> (restoration) and <b>4.6-11</b> through <b>4.6-16</b> (enhancement).	Applicant	Receipt of all Necessary Permit(s)	1. ACOE, US Fish and Wildlife Service (USFWS), CDFG, RWQCBLAR
			2. ACOE, USFWS, CDFG, RWQCBLAR
			3. Prior to Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.2-3. All necessary streambed agreement(s) are to be obtained from the California Department of Fish and Game wherever grading activities alter the flow of streams under CDFG jurisdiction. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, <b>Mitigation Measures 4.6-1</b> through <b>4.6-10</b> (restoration) and <b>4.6-11</b> through <b>4.6-16</b> (enhancement).	Applicant	Receipt of Streambed Agreements	<ol style="list-style-type: none"> <li>1. CDFG</li> <li>2. LACDPW, FCD</li> <li>3. Prior to Grading</li> </ol>
SP 4.2-4. Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year Federal Insurance Administration (FIA) flood plain are to be obtained by the applicant after the proposed drainage facilities are constructed.	Applicant (Civil Engineer)	Receipt of CLOMR(s)	<ol style="list-style-type: none"> <li>1. Federal Insurance Administration</li> <li>2. LACDPW</li> <li>3. Upon Completion of Facilities</li> </ol>
SP 4.2-5. Prior to the approval and recordation of each subdivision map, a Hydrology Plan, Drainage Plan, and Grading Plan (including an Erosion Control Plan if required) for each subdivision must be prepared by the applicant of the subdivision map to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after site development. These plans shall be prepared to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant (Project Engineer)	Approval of Final Hydrology Plan, Final Drainage Plan, and Final Grading Plan	<ol style="list-style-type: none"> <li>1. LACDPW, FCD and Geology/Soils Section</li> <li>2. LACDPW, FCD and Geology/Soils Section</li> <li>3. Prior to Recording of Each Subdivision Map</li> </ol>
SP 4.2-6. Install permanent erosion control measures, such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps in order to prevent sediment and debris from the upper reaches of the drainage areas which occur on the Newhall Ranch site from entering storm drainage improvements. These erosion control measures shall be installed to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant (Project Engineer)	Field Verification	<ol style="list-style-type: none"> <li>1. LACDPW, FCD</li> <li>2. LACDPW, FCD</li> <li>3. Prior to Issuance of Occupancy Permits</li> </ol>
SP 4.2-7. The applicant for any subdivision map permitting construction shall satisfy all applicable requirements of the NPDES Program in effect in Los Angeles County to the satisfaction of the County of Los Angeles Department of Public Works. These requirements currently include preparation of an USWMP containing design features and Best Management Practices (BMPs) appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of a Storm Water Management Pollution Prevention Plan (SWPPP) containing design features and BMPs appropriate and applicable to the subdivision. The County of Los Angeles Department of Public Works shall monitor compliance with those NPDES requirements.	Applicant (Construction Superintendent)	<p>Submittal of USWMP and SWPPP to RWQCBLAR</p> <p>Field Verification</p>	<ol style="list-style-type: none"> <li>1. RWQCBLAR</li> <li>2. LACDPW, Building and Safety</li> <li>3. Prior to Grading and During Grading Operations</li> </ol>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.3-1. 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 LACDPW for review and approval of drainage plans showing the incorporation into the project of those water quality and hydrologic control project design features (i.e., the post-development water quality and hydrologic control BMPs)(the "PDFs"), identified in this <b>Section 4.3</b> , which PDFs shall be designed to meet the standards set forth in this <b>Section 4.3</b> , including the sizing, capacity, and volume reduction performance standards set forth herein, all as summarized in <b>Table 4.3-17</b> .	Applicant	Review of Drainage Plans	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
LV 4.3-2. 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 planning staff for review a Landscape and Integrated Pest Management Plan, identified in this <b>Section 4.3</b> , which shall be designed to meet the standards set forth as follows. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Landmark Village 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; and the judicious use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds. 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. 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).7. Fertilizer management - soil assessment, fertilizer types, application methods, and storage and handling.	Applicant	Review of Landscape and Integrated Pest Management Plan	1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.4 BIOTA</b>			
<p>SP 4.6-1. The restoration mitigation areas located within the River Corridor Special Management Area (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. <i>(This measure is implemented primarily through LV4.4-1 and the development of a Comprehensive Mitigation Implementation Plan (CMIP) for the Newhall Ranch Specific Plan, of which the Landmark Village project is the first subdivision. Mitigation measure LV 4.4-29 provides the replacement ratios for vegetation restoration and measure LV4.4-30 designates the location priorities for revegetation efforts.)</i></p>	Applicant (Project Biologist)	Field Verification	1. ACOE, CDFG
			2. ACOE, CDFG
			3. Prior to Approval of Revegetation Plans
<p>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. <i>(This measure will be implemented through the applicant contracting with a biological consulting company acceptable to the County to prepare the revegetation plans for the Landmark Village project.)</i></p>	Applicant (Project Biologist)	Revegetation Plan Comments and Documentation of Restoration Monitoring from Qualified Biologist	1. ACOE, CDFG
			2. ACOE, CDFG
			3. Prior to Approval of Revegetation Plans and Monitor During Restoration Effort
<p>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 an U.S. Army Corps of Engineers Section 404 Permit, and shall include:</p> <ul style="list-style-type: none"> <li>• 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; and</li> <li>• 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. <i>(This measure will be implemented for the Landmark Village project through compliance with the master 1602 Streambed Alteration Agreement and the Section 404 Permit processed by the Newhall Ranch Company associated with the Final EIS/EIR for the Newhall Ranch RMDP/SCP project.)</i></li> </ul>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG
			2. ACOE, CDFG
			3. Prior to Approval of Revegetation Plan

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
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. <i>(This measure will be implemented through the detailed revegetation plan requirements provided within the Landmark Village mitigation measure LV4.4-1.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
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. <i>(This measure will be implemented through the CMIP and mitigation measure LV4.4-1 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan and Monitor During Restoration Effort
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. <i>(This measure will be implemented through the CMIP and mitigation measures LV 4.4-1 and LV 4.4-32 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
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. <i>(This measure will be implemented through compliance with mitigation measures LV4.4-34 and LV4.4-37 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
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. <i>(This measure will be implemented through mitigation measures LV4.4-31 and LV4.4-34 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-9. Monitoring reports for the mitigation site shall be reviewed by the permitting state and/or federal agency. <i>(This measure will be implemented through the mitigation measures LV4.4-40 and LV4.4-41 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Review of Monitoring Reports	1. ACOE and CDFG 2. ACOE and CDFG 3. During Revegetation Activities
SP 4.6-10. Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan. <i>(This measure will be implemented through mitigation measures LV4.4-33 and LV 4.4-34 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
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 ( <i>Arundo donax</i> ) and tamarisk ( <i>Tamarix</i> sp.). <i>(This measure will be implemented through mitigation measures LV4.4-36 and LV 4.4-37 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-12. Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing except as permitted as a long-term resource management activity will be removed from the River Corridor SMA pursuant to the Long-Term Management Plan set forth in Section 4.6 of the Specific Plan EIR. <i>(This measure will be implemented in accordance with the conditions of approval for the Landmark Village project.)</i>	Land Owner/SMA Manager	Mitigation Monitoring Reports	1. LACDRP 2. LACDRP 3. Mitigation Monitoring Reports under Conditional Use Permit (CUP) Condition No. 8
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). <i>(This measure will be implemented through mitigation measures LV4.4-1 and LV 4.4-34 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
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” re-establishment 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. <i>(This measure will be implemented through the CMIP and mitigation measure LV4.4-1 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-15. Removal of non-native species such as giant cane ( <i>Arundo donax</i> ), salt cedar or tamarisk ( <i>Tamarix</i> sp.), tree tobacco ( <i>Nicotiana glauca</i> ), castor bean ( <i>Ricinus communis</i> ), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: (1) 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; (2) All non-native species removals shall be conducted according to a resource agency approved exotics removal program; and (3) 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. <i>(This measure will be implemented through mitigation measures LV4.4-36 and LV 4.4-37 for the Landmark Village project.)</i>	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
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. <i>(This measure is implemented through mitigation measure LV 4.4-1 and the development of a CMIP.)</i>	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits  Oak Resources; Review of Oak Tree Permit	1. ACOE, CDFG 2. ACOE, CDFG, 3. Prior to Approval of Mitigation Banking Program

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-17. Access to the River Corridor SMA for hiking and biking shall be limited to the river trail system (including the Regional River Trail and various Local Trails) as set forth in this Specific Plan. (1) The River trail system shall be designed to avoid impacts to existing native riparian habitat, especially habitat areas known to support sensitive species. Where impacts to riparian habitat are unavoidable, disturbance shall be minimized and mitigated as outlined above under <b>Mitigation Measures 4.6-1</b> through <b>4.6-8</b> . (2) Access to the River Corridor SMA will be limited to daytime use of the designated trail system. (3) Signs indicating that no pets of any kind will be allowed within the River Corridor SMA, with the exception that equestrian use is permitted on established trails, shall be posted along the River Corridor SMA. (4) No hunting, fishing, or motor or off-trail bike riding shall be permitted. (5) The trail system shall be designed and constructed to minimize impacts on native habitats.	Applicant (Design)	Review of Trails Plans, Tract Maps, and/or Site Plans (Design)	1. LA County Department of Parks and Recreation
			2. LA County Department of Parks and Recreation
			3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable.
	SMA Manager (Access)	Field Verification (Access)	1. LACDRP
2. LACDRP			
3. Upon Complaint			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-19. The following are the standards for design of transition areas:</p> <ul style="list-style-type: none"> <li>In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge;</li> <li>Native riparian plants shall be incorporated into the landscaping of the transition areas between the River Corridor SMA and adjacent development areas where feasible for their long-term survival. Plants used in these areas shall be those listed on the approved plant palette (Specific Plan Table 2.6-2 of the Resource Management Plan [Recommended Plants for Transition Areas Adjacent to the River Corridor SMA]);</li> <li>Roads and bridges that cross the River Corridor SMA shall have adequate barriers at their perimeters to discourage access to the River Corridor SMA adjacent to the structures;</li> <li>Where bank stabilization is required to protect development areas, it shall be composed of ungrouted rock, or buried bank stabilization as described in subsection 2.5.2.a., except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection; and</li> <li>A minimum 100-foot-wide buffer adjacent to the Santa Clara River should be required between the top river side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100-foot-wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as flood control access; sewer, water, and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies. <i>(This measure is implemented through the Los Angeles County Department of Parks and Recreation review of the project design during the Subdivision Committee review process and conditions of approval.)</i></li> </ul>	Applicant	Review of Trails Plans, Tract Maps, and/or Site Plans	1. LACDRP and LACDPW for Bank Stabilization
			2. LACDRP and LACDPW for Bank Stabilization
			3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable
<p>SP 4.6-20. The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA: Grading perimeters shall be clearly marked and inspected by the project biologist prior to grading occurring within or immediately adjacent to the River Corridor SMA. The project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources. <i>(This measure will be implemented through mitigation measures LV4.4-8 through LV4.4-26.)</i></p>	Applicant (Project Biologist)	Field Verification	1. LACDPW
			2. LACDPW
			3. Prior to and During Grading Activities

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-21. Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the River Corridor SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3 of the Specific Plan. <i>(This measure was implemented with the approval of the Newhall Ranch Specific Plan. The Landmark Village project was designed in compliance with the development standards of the Special Management Areas and the Significant Ecological Areas compatibility criteria.)</i>	Los Angeles County	None Required	1. Los Angeles County 2. Los Angeles County 3. Upon Effective Date of Zoning Ordinance
SP 4.6-22. Upon completion of development of all land uses, utilities, roads, flood control improvements, bridges, trails, and other improvements necessary for implementation of the Specific Plan within the River Corridor in each subdivision allowing construction within or adjacent to the River Corridor, a permanent, non-revocable <i>conservation and public access easement</i> shall be offered to the County of Los Angeles pursuant to <b>Mitigation Measure SP 4.6-23</b> , below, over the portion of the River Corridor SMA within that subdivision.	Land Owner	Offer of Dedication of Easement	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Submittal of Monitoring Report(s) Under CUP Condition No. 8
SP 4.6-23. The River Corridor SMA <i>Conservation and Public Access Easement</i> shall be offered to the County of Los Angeles prior to the transfer of the River Corridor SMA ownership, or portion thereof to the management entity described in <b>Mitigation Measure 4.6-26</b> below. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)</i>	Land Owner	Offer of Dedication of Easement	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Transfer of River Corridor Ownership Under 4.6-26

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-24. The River Corridor SMA <i>Conservation and Public Access Easement</i> shall prohibit grazing, except as a long-term resource management activity, and agriculture within the River Corridor and shall restrict recreation use to the established trail system.</p> <p>Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan and any related project approvals or certification of the Final EIR for Newhall Ranch. Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)</i></p>	Land Owner	Review of Easement Document	1. LACDRP
			2. LACDRP
			3. Prior to Acceptance of Easement by County
<p>SP 4.6-25. The River Corridor SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)</i></p>	Land Owner	Review of Conservation Easement /and Resource Permits	1. LA County Department of Regional Planning
			2. LA County Department of Regional Planning
			3. Prior to Recordation of River Corridor SMA Conservation Easement
<p>SP 4.6-26. Prior to the recordation of the River Corridor SMA <i>Conservation and Public Access Easement</i> as specified in <b>Mitigation Measure 4.6-23</b> above, the land owner shall provide a plan to the County for the permanent ownership and management of the River Corridor SMA, including any necessary financing. This plan shall include the transfer of ownership of the River Corridor SMA to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a <i>joint powers authority</i> consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members). <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project.)</i></p>	Land Owner	Approval of Management Plan by County	1. LA County Department of Regional Planning
			2. LA County Department of Regional Planning
			3. Prior to Recordation of River Corridor SMA Conservation Easement

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>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.</p> <p>☉ 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 <b>Mitigation Measures 4.6-1</b> through <b>4.6-11</b> and <b>4.6-13</b> through <b>4.6-16</b> above.</p> <p>☉ Mitigation requirements for oak tree replacement are set forth in <b>Mitigation Measure 4.6-48</b> below. <i>(This measure is implemented through mitigation measure LV4.4-1 and the development of a CMIP.)</i></p>	Land Owner (Project Biologist)	Field Verification	1. ACOE, CDFG (Riparian)
			2. ACOE, CDFG (Riparian)
			3. Approval of Revegetation Plans
<p>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. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the Newhall Ranch Specific Plan.)</i></p>	Land Owner/Center for Natural land Management (CNLM)	Enhancement Plans and Field Verification	1. LACDRP
			2. CNLM
			3. During Enhancement Activities
<p>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. <i>(This measure is implemented through mitigation measure LV4.4-1 and the development of a CMIP.)</i></p>	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, CDFG
			2. ACOE, CDFG
			3. Prior to Approval of Mitigation Banking Program
		Oak Resources; Review of Oak Tree Permit	1. LACDRP
			2. LACDRP
			3. Approval of Oak Tree Permit
Elderberry Scrub; Review of Initial Study	1. LACDRP		
	2. LACDRP		
3. Prior to Grading			
SP 4.6-29 Access to the High Country SMA will be limited to day time use of the designated trail system. <i>(Not applicable.)</i>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-30 No pets of any kind will be allowed within the High Country SMA, with the exception that equestrian use is permitted on established trails. <i>(Not applicable.)</i>			
SP 4.6-31 No hunting, fishing, or motor or trail bike riding shall be permitted. <i>(Not applicable.)</i>			
SP 4.6-32 The trail system shall be designed and constructed to minimize impacts on native habitats. <i>(Not applicable.)</i>			
SP 4.6-33 Construction of buildings and other structures (such as patios, decks, etc.) shall only be permitted upon developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and shall not be permitted on southerly slopes facing the High Country SMA (Planning Area HC-01) or in the area between the original SEA 20 boundary and the High Country boundary. If disturbed by grading, all southerly facing slopes which adjoin the High Country SMA within those Planning Areas shall have the disturbed areas revegetated with compatible trees, shrubs, and herbs from the list of plant species for south and west facing slopes as shown in Table 2.6-3, Recommended Plant Species For Use In Enhancement Areas In The High Country. Transition from the development edge to the natural area shall also be controlled by the standards of wildfire fuel modification zones as set forth in Mitigation Measure SP 4.6-49. Within fuel modification areas, trees and herbs from Table 2.6-3 of the Resource Management Plan should be planted toward the top of slopes; and trees at lesser densities and shrubs planted on lower slopes. <i>(Not applicable.)</i>			
SP 4.6-34. Grading perimeters shall be clearly marked and inspected by the project biologist prior to impacts occurring within or adjacent to the High Country SMA. <i>(This measure will be implemented through mitigation measures LV4.4-8 through LV4.4-26.)</i>	Applicant (Project Biologist)	Field Verification	1. LACDPW 2. LACDPW 3. Prior To and During Grading
SP 4.6-35. The project biologist shall work with the grading contractor to avoid inadvertent impacts to biological resources outside of the grading area. <i>(This measure will be implemented through mitigation measure LV 4.4-18.)</i>	Applicant (Project Biologist)	Field Verification	1. LACDPW 2. LACDPW 3. During Grading
SP 4.6-36 Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the High Country SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3. <i>(This measure was implemented with the approval of the Newhall Ranch Specific Plan. The Landmark Village project was designed in compliance with the development standards of the Special management Areas and the Significant Ecological Areas compatibility criteria)</i>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-37. The High Country SMA shall be offered for dedication in three approximately equal phases of approximately 1,400 acres each proceeding from north to south, as follows: 1. The first offer of dedication will take place with the issuance of the 2,000 <sup>th</sup> residential building permit of Newhall Ranch; 2. The second offer of dedication will take place with the issuance of the 6,000 <sup>th</sup> residential building permit of Newhall Ranch; 3. The remaining offer of dedication will be completed by the 11,000 <sup>th</sup> residential building permit of Newhall Ranch; and 4. The Specific Plan applicant shall provide a quarterly report to the Departments of Public Works and Regional Planning which indicates the number of residential building permits issued in the Specific Plan area by subdivision map number. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Land Owner	Offer of Dedication	1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits
SP 4.6-38. Prior to dedication of the High Country SMA, a <i>conservation and public access easement</i> shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The High Country SMA <i>Conservation and Public Access Easement</i> shall be consistent in its provisions with any other <i>conservation easements</i> to state or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Land Owner	Review of Easement Document	1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits
SP 4.6-39. The High Country SMA conservation and public access easement shall prohibit grazing within the High Country, except for those grazing activities associated with the long-term resource management programs, and shall restrict recreation to the established trail system. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Land Owner	Review of Easement Document	1. LACDRP 2. LACDRP 3. Prior to Acceptance of Easement by Los Angeles County
SP 4.6-40. The High Country SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies which may have been granted as part of mitigation or mitigation banking activities. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Land Owner	Review of Conservation Easement and Resource Permits	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of High Country SMA Conservation Easement

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-41. The High Country SMA shall be offered for dedication in fee to a <i>joint powers authority</i> consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members). The <i>joint powers authority</i> will have overall responsibility for recreation within and conservation of the High Country. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Land Owner	Offer of Dedication	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permits
SP 4.6-42. An appropriate type of service or assessment district shall be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to \$24 per single family detached dwelling unit per year and \$15 per single family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the Specific Plan. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the <i>joint powers authority</i> for the purposes of recreation, maintenance, construction, conservation and related activities within the <i>High Country Special Management Area</i> . <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Land Owner	Approval of Assessment District Report by County	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of First Residential Occupancy Permit
SP 4.6-43. Suitable portions of <i>Open Area</i> may be used for mitigation of riparian, <i>oak resources</i> , or elderberry scrub. Mitigation activities within <i>Open Area</i> shall be subject to the following requirements, as applicable: River Corridor SMA Mitigation Requirements, including: <b>Mitigation Measures 4.6-1</b> through <b>4.6-11</b> and <b>4.6-13</b> through <b>4.6-16</b> ; and High Country SMA Mitigation Requirements, including: <b>Mitigation Measures 4.6-27</b> , <b>4.6-29</b> through <b>4.6-42</b> ; and Mitigation Banking – <b>Mitigation Measure 4.6-16</b> . <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Manager of Open Area	Review of Mitigation Plans/Field Verification	1. ACOE; CDFG or Los Angeles County as applicable 2. ACOE; CDFG or Los Angeles County as applicable 3. During Mitigation
SP 4.6-44 Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-45 The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction. <i>(This measure is implemented through the Los Angeles County Department of Public Works review of the project design during the Subdivision Committee review process and conditions of approval.)</i>			
SP 4.6-46. While Open Area is generally intended to remain in a natural state, some grading may take place, especially for parks, major drainages, trails, and roadways. Trails are also planned to be within Open Area. <i>(This measure is implemented through the Los Angeles County Subdivision Committee review process and conditions of approval.)</i>	Land Owner	Review of Mitigation Plans/Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permits
SP 4.6-47. At the time that final subdivision maps permitting construction are recorded, the Open Area within the map will be offered for dedication to the Center for Natural Lands Management. Community Parks within Open Area are intended to be public parks. Prior to the offer of dedication of Open Area to the Center for Natural Lands Management, all necessary conservation and public access easements, as well as easements for infrastructure shall be offered to the County. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)</i>	Land Owner	Review of Conservation Easement	1. LA County Department of Regional Planning 2. Center for Natural Lands Management 3. Prior to Recordation of Maps Permitting Construction
SP 4.6-47a. Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the <i>Open Area land use designations</i> , subject to the following requirements: (1) 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 <b>Mitigation Measure 4.6-1</b> through <b>4.6-15</b> above; (2) Mitigation banking for oak resources shall be conducted pursuant to <b>4.6-48</b> below; and (3) Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. <i>(This measure is implemented in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan. No elderberry scrub would be impacted by the Landmark Village project)</i>	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits  Oak Resources; Review of Oak Tree Permit  Elderberry Scrub; Review of Initial Study	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Mitigation Banking Program  1. LACDRP 2. LACDRP 3. Approval of Oak Tree Permit  1. LACDRP 2. LACDRP 3. Prior to Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>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):</p> <p>(1) To mitigate the impacts to oak resources which 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;</p> <p>(2) Oak resource species obtained from the local gene pool shall be used in restoration or enhancement;</p> <p>(3) 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.</p>	Applicant (Project Biologist)	Oak Tree Permit(s)	1. LA County Forester
<p>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; and All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance.</p> <p><i>(This measure will be implemented through Landmark Village mitigation measures LV4.4-6, LV4.4-7, and LV4.4-53.)</i></p>			2. LA County Forester
<p>SP 4.6-49. To minimize the potential exposure of the development areas, Open Area, and the SMAs to fire hazards, the Specific Plan is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, 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 County Fire Department.</p> <p><i>(This measure is implemented through the Los Angeles County Fire Department review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)</i></p>			3. Prior to Final Subdivision Map Recordation
	Applicant	Review of Wildfire Fuel Modification Plan	1. LA County Forester
			2. LA County Forester
			3. Prior to Recordation of Final Subdivision Maps

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-49 To minimize the potential exposure of the development areas, Open Area, and the SMAs to fire hazards, the Specific Plan is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, 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 County Fire Department. <i>(This measure is implemented through the Los Angeles County Fire Department review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)</i>			
SP 4.6-50. The wildfire fuel modification plan shall depict a fuel modification zone the size of which shall be consistent with the 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. <i>(This measure is implemented through the Los Angeles County Fire Department review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)</i>	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
SP 4.6-51. In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in Specific Plan Table 2. 6-5 of the Resource Management Plan. Fuel modification zones adjacent to SMAs and Open Areas containing habitat of high value such as oak woodland and savannas shall utilize a more restrictive plant list which shall be reviewed by the County Forester. <i>(This measure is implemented through the Los Angeles County Fire Department and Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)</i>	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
SP 4.6-52. 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 County Fire Department requirements. <i>(This measure is implemented through the Los Angeles County Fire Department review of the project design during the Subdivision Committee review process and conditions of approval, including fuel modification plan approval.)</i>	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-53. If, at the time any subdivision map proposing construction is submitted, the County determines through an Initial Study, or otherwise, that there may be rare, threatened or endangered, plant or animal species on the property to be subdivided, then, in addition to the prior surveys conducted on the Specific Plan site to define the presence or absence of sensitive habitat and associated species, current, updated site-specific surveys for all such animal or plant species shall be conducted in accordance with the consultation requirements set forth in <b>Mitigation Measure 4.6-59</b> within those areas of the Specific Plan where such animal or plant species occur or are likely to occur.</p> <p>The site-specific surveys shall include the unarmored three-spine stickleback, the arroyo toad, the Southwestern pond turtle, the California red-legged frog, the southwestern willow flycatcher, the least Bell's vireo, the San Fernando Valley spineflower and any other rare, sensitive, threatened, or endangered plant or animal species occurring, or likely to occur, on the property to be subdivided. All site-specific surveys shall be conducted during appropriate seasons by qualified botanists or qualified wildlife biologists in a manner that will locate any rare, sensitive, threatened, or endangered animal or plant species that may be present. To the extent there are applicable protocols published by either the United States Fish and Wildlife Service or the California Department of Fish and Game, all such protocols shall be followed in preparing the updated site-specific surveys.</p> <p>All site-specific survey work shall be documented in a separate report containing at least the following information: (a) project description, including a detailed map of the project location and study area; (b) a description of the biological setting, including references to the nomenclature used and updated vegetation mapping; (c) detailed description of survey methodologies; (d) dates of field surveys and total person-hours spent on the field surveys; (e) results of field surveys, including detailed maps and location data; (f) an assessment of potential impacts; (g) discussion of the significance of the rare, threatened or endangered animal or plant populations found in the project area, with consideration given to nearby populations and species distribution; (h) mitigation measures, including avoiding impacts altogether, minimizing or reducing impacts, rectifying or reducing impacts through habitat restoration, replacement or enhancement, or compensating for impacts by replacing or providing substitute resources or environments, consistent with California Environmental Quality Act (CEQA) Guidelines §15370); (i) references cited and persons contacted; and (j) other pertinent information, which is designed to disclose impacts and mitigate for such impacts. <i>(This measure is implemented through the Landmark Village mitigation measures LV4.4-3, LV4.4-5, LV4.4-8, LV4.4-9, LV4.4-16, LV4.4-17, LV4.4-19, LV4.4-20, LV4.4-22, LV4.4-23, LV4.4-24, LV4.4-25, LV4.4-52, and LV4.4-55.)</i></p>	Applicant (Project Biologist)	Review of Initial Study	1. LACDRP
			2. LACDRP
			3. Prior to Approval of Subdivision Maps

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-54. Prior to development within or disturbance to occupied Unarmored threespine stickleback habitat, a formal consultation with the USFWS shall occur. <i>(This measure was implemented through the Section 7 Consultation under the Federal Endangered Species and the issuance of the USFWS Biological Opinion during the processing of the 404 Permit by the USACE.)</i>	Applicant (Project Biologist)	Section 7 Consultation	1. USFWS 2. USFWS 3. Prior to Grading
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 with the specific provisions of said permits. Performance criteria shall include that described in <b>Mitigation Measures 4.6-1</b> through <b>4.6-16</b> and <b>4.6-42</b> through <b>4.6-47</b> for wetlands, and <b>Mitigation Measures 4.6-27</b> , <b>4.6-28</b> , and <b>4.6-42</b> through <b>4.6-48</b> for other sensitive habitats. <i>(This measure was implemented through the issuance to the applicant of the CDFG 2081 Incidental Take Permit and the issuance of the 404 Permit by the USACE, incorporating the USFWS Biological Opinion.)</i>	Applicant (Project Biologist)	Receipt of Appropriate Permit applications	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Grading
SP 4.6-56. All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas. <i>(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval.)</i>	Applicant	Building Permit Plot Plan Review	1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permits
SP 4.6-57. Where bridge construction is proposed and water flow would be diverted, blocking nets and seines shall be used to control and remove fish from the area of activity. All fish captured during this operation would be stored in tubs and returned unharmed back to the river after construction activities were complete. <i>(This measure is implemented through the Landmark Village mitigation measures LV4.4-10 through LV4.4-14, and LV4.4-54.)</i>	Applicant (Project Biologist)	Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Construction
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 California Regional Water Quality Control Board. <i>(This measure is implemented through the Landmark Village mitigation measures LV4.4-14 and the issuance of and compliance with the 401 certification by the Regional Water Quality Control Board.)</i>	Project Engineer	Approval of a Storm Water Management Plan (SWMP)	1. LACDPW 2. LACDPW 3. Prior to Issuance of Grading Permit(s)

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-59. Consultation shall occur with the County of Los Angeles (County) and California Department of Fish and Game (CDFG) at each of the following milestones:</p> <p>1. Before Surveys. Prior to conducting sensitive plant or animal surveys at the Newhall Ranch subdivision map level, the applicant, or its designee, shall consult with the County and CDFG for purposes of establishing and/or confirming the appropriate survey methodology to be used;</p> <p>2. After Surveys. After completion of sensitive plant or animal surveys at the subdivision map level, draft survey results shall be made available to the County and CDFG within 60 calendar days after completion of the field survey work;</p> <p>3. Subdivision Map Submittal. Within 30 calendar days after the applicant, or its designee, submits its application to the County for processing of a subdivision map in the Mesas Village or Riverwood Village, a copy of the submittal shall be provided to CDFG. In addition, the applicant, or its designee, shall schedule a consultation meeting with the County and CDFG for purposes of obtaining comments and input on the proposed subdivision map submittal. The consultation meeting shall take place at least thirty (30) days prior to the submittal of the proposed subdivision map to the County; and</p> <p>4. Development/Disturbance and Further Mitigation. Prior to any development within, or disturbance to, habitat occupied by rare, threatened, or endangered plant or animal species, or to any portion of the Spineflower Mitigation Area Overlay, as defined below, all required permits shall be obtained from both USFWS and CDFG, as applicable. It is further anticipated that the federal and state permits will impose conditions and mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for project-related impacts on endangered, rare or threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level. <i>(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit.)</i></p>	Applicant (Project Biologist)	Section 2081 Permit	<p>1. USFWS and CDFG</p> <p>2. USFWS and CDFG</p> <p>3. Prior to Grading</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-60 If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be elderberry scrub vegetation on the property being subdivided, then a site-specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied. <i>(This measure is not applicable to Landmark Village because the project would not impact elderberry scrub.)</i>			
SP 4.6-61 If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be mainland cherry trees and/or mainland cherry shrubs on the property being subdivided, then a site-specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied. <i>(This measure is not applicable to Landmark Village because the project would not impact cherry trees.)</i>			
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. <i>(This measure is not applicable to the Landmark Village project because the project does not propose any change to an existing oak tree permit.)</i>			
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 1 acre replaced for each acre lost. <i>(This measure has been addressed by project-specific mitigation measure LV 4.4-1.)</i>	Applicant (Project Biologist)	ACOE 404 Permit	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Issuance of Building Permits
SP 4.6-64 The operator of the golf course shall prepare a Golf Course Maintenance Plan which shall include procedures to control storm water quality and ground water quality as a result of golf course maintenance practices, including irrigation, fertilizer, pesticide and herbicide use. This Plan shall be prepared in coordination with the County biologist and approved by the County Planning Director prior to the issuance of a Certificate of Occupancy. <i>(This measure is not applicable to the Landmark Village project because the project does not include construction and operation of a golf course.)</i>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.6-65 In order to facilitate the conservation of the spineflower on the Newhall Ranch Specific Plan site, the applicant, or its designee, shall, concurrent with Specific Plan approval, agree to the identified special study areas shown in Figure 2.6-8, Spineflower Mitigation Area Overlay. The applicant, or its designee, further acknowledges that, within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8), changes will likely occur to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level. The applicant, or its designee, shall design subdivision maps that are responsive to the characteristics of the spineflower and all other Endangered plant species that may be found on the Specific Plan site. (Not applicable.)			
SP 4.6-66 Direct impacts to known spineflower populations within the Newhall Ranch Specific Plan area shall be avoided or minimized through the establishment of one or more on-site preserves that are configured to ensure the continued existence of the species in perpetuity. Preserve(s) shall be delineated in consultation with the County and CDFG, and will likely require changes and revisions to Specific Plan development footprints for lands within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8). Delineation of the boundaries of Newhall Ranch spineflower preserve(s) for the entire Specific Plan area shall be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs. A sufficient number of known spineflower populations shall be included within the Newhall Ranch spineflower preserve(s) in order to ensure the continued existence of the species in perpetuity. The conservation of known spineflower populations shall be established in consultation with the County and CDFG, and as consistent with standards governing issuance of an incidental take permit for spineflower pursuant to Fish and Game Code Section 2081, subdivision (b).			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>In addition to conservation of known populations, spineflower shall be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s). The creation of introduced populations shall require seed collection and/or top soil at impacted spineflower locations and nursery propagation to increase seed and sowing of seed. The seed collection activities, and the maintenance of the bulk seed repository, shall be approved in advance by the County and CDFG.</p> <p>Once the boundaries of the Newhall Ranch spineflower preserve(s) are delineated, the project applicant, or its designee, shall be responsible for conducting a spineflower population census within the Newhall Ranch spineflower preserve(s) annually for 10 years. (These census surveys shall be in addition to the surveys required by Mitigation Measure SP 4.6-53, above.) The yearly spineflower population census documentation shall be submitted to the County and CDFG, and maintained by the project applicant, or its designee. If there are any persistent population declines documented in the annual population census reports, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. In no event, however, shall project-related activities jeopardize the continued existence of the Newhall Ranch spineflower populations. If a persistent population decline is documented, such as a trend in steady population decline that persists for a period of 5 consecutive years, or a substantial drop in population is detected over a 10-year period, spineflower may be introduced in consultation with CDFG in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County and CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, including monitoring, as approved by the County and CDFG.</p> <p>Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the project applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional 5 years. (Not applicable.)</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-67. Indirect impacts associated with the interface between the preserved spineflower populations and planned development within the Newhall Ranch Specific Plan shall be avoided or minimized by establishing open space connections with Open Area, River Corridor, or High Country land use designations. In addition, buffers (i.e., setbacks from developed, landscaped, or other use areas) shall be established around portions of the delineated preserve(s) not connected to Open Area, the River Corridor or the High Country land use designations. The open space connections and buffer configurations shall take into account local hydrology, soils, existing and proposed adjacent land uses, the presence of non-native invasive plant species, and seed dispersal vectors. Open space connections shall be configured such that the spineflower preserves are connected to Open Area, River Corridor, or High Country land use designations to the extent practicable. Open space connections shall be of adequate size and configuration to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). Open space connections for the spineflower preserve(s) shall be configured in consultation with the County and CDFG. Open space connections for the spineflower preserve(s) shall be established for the entire Specific Plan area in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.</p> <p>For preserves and/or those portions of preserves not connected to Open Area, River Corridor, or High Country land use designations, buffers shall be established at variable distances of between 80 and 200 feet from the edge of development to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). The buffer size/configuration shall be guided by the analysis set forth in the "Review of Potential Edge Effects on the San Fernando Valley Spineflower," prepared by Conservation Biology Institute, January 19, 2000, and other sources of scientific information and analysis, which are available at the time the preserve(s) and buffers are established. Buffers for the spineflower preserve(s) shall be configured in consultation with the County and CDFG for the entire Specific Plan area. Buffers for the spineflower preserve(s) shall be established in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.</p>	Applicant	Review of Initial Study and Subdivision	1. LACDRP/CDFG
			2. LACDRP/CDFG

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process. No other development or disturbance of native habitat shall be allowed within the spineflower preserve(s) or buffer(s). The project applicant, or its designee, shall be responsible for revegetating open space connections and buffer areas of the Newhall Ranch spineflower preserve(s) to mitigate temporary impacts due to grading that will occur within portions of those open space connections and buffer areas.</p> <p>The impacted areas shall be reseeded with a native seed mix to prevent erosion, reduce the potential for invasive non-native plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG. <i>(This measure is implemented by the Landmark Village mitigation measure LV4.4-1 although the project would not impact a spineflower preserve area.)</i></p>			3. Prior to Approval of Subdivision Maps
<p>SP 4.6-68 To protect the preserved Newhall Ranch spineflower populations, and to further reduce potential direct impacts to such populations due to unrestricted access, the project applicant, or its designee, shall erect and maintain temporary orange fencing and prohibitive signage around the Newhall Ranch preserve(s), open space connections and buffer areas, which are adjacent to areas impacted by proposed development prior to and during all phases of construction. The areas behind the temporary fencing shall not be used for the storage of any equipment, materials, construction debris, or anything associated with construction activities.</p> <p>Following the final phase of construction of any Newhall Ranch subdivision map adjacent to the Newhall Ranch spineflower preserve(s), the project applicant, or its designee, shall install and maintain permanent fencing along the subdivision tract bordering the preserve(s). Permanent signage shall be installed on the fencing along the preservation boundary to indicate that the fenced area is a biological preserve, which contains protected species and habitat, that access is restricted, and that trespassing and fuel modification are prohibited within the area. The permanent fencing shall be designed to allow wildlife movement.</p> <p>The plans and specifications for the permanent fencing and signage shall be approved by the County and CDFG prior to the final phase of construction of any Newhall Ranch subdivision map adjacent to a Newhall Ranch spineflower preserve(s). <i>(Not applicable.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-69 Indirect impacts resulting from changes to hydrology (i.e., increased water runoff from surrounding development) at the interface between spineflower preserve(s) and planned development within the Newhall Ranch Specific Plan shall be avoided or mitigated to below a level of significance. Achievement of this standard will be met through the documented demonstration by the project applicant, or its designee, that the storm drain system achieves pre-development hydrological conditions for the Newhall Ranch spineflower preserve(s). To document such a condition, the project applicant, or its designee, shall prepare a study of the pre- and post-development hydrology, in conjunction with Newhall Ranch subdivision maps adjacent to spineflower preserve(s). The study shall be used in the design and engineering of a storm drain system that achieves pre-development hydrological conditions. The study must conclude that proposed grade changes in development areas beyond the buffers will maintain pre-development hydrology conditions within the preserve(s). The study shall be approved by the Planning Director of the County, and the resulting conditions confirmed by CDFG. The storm drain system for Newhall Ranch subdivision maps adjacent to any spineflower preserves must be approved by the County prior to the initiation of any grading activities. <i>(Not applicable.)</i></p>			
<p>SP 4.6-70 Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure SP 4.6-65, direct impacts to known Newhall Ranch spineflower populations associated with proposed road construction or modifications to existing roadways shall be further assessed for proposed road construction at the Newhall Ranch subdivision map level, in conjunction with the tiered EIR required for each subdivision map. To avoid or substantially lessen direct impacts to known spineflower populations, Specific Plan roadways shall be redesigned or realigned, to the extent practicable, to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in Mitigation Measures SP 4.6-66 and SP 4.6-67. The project applicant, or its designee, acknowledges that that road redesign and realignment is a feasible means to avoid or substantially lessen potentially significant impacts on the now known Newhall Ranch spineflower populations. Road redesign or alignments to be considered at the subdivision map level include(a) Commerce Center Drive;(b) Magic Mountain Parkway;(c) Chiquito Canyon Road;(d) Long Canyon Road;(e) San Martinez Grande Road;(f) Potrero Valley Road;(g) Valencia Boulevard; and(h) Any other or additional roadways that have the potential to significantly impact known Newhall Ranch spineflower populations. Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch, unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process. <i>(Not applicable.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-71 Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure SP 4.6-65, direct impacts to known Newhall Ranch spineflower populations shall be further assessed at the Newhall Ranch subdivision map level, in conjunction with the required tiered EIR process. To avoid or substantially lessen impacts to known spineflower populations at the subdivision map level, the project applicant, or its designee, may be required to adjust Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in Mitigation Measures SP 4.6-66 and SP 4.6-67 for all future Newhall Ranch subdivision maps that encompass identified spineflower populations. <i>(Not applicable.)</i></p>			
<p>SP 4.6-72 A Fire Management Plan shall be developed to avoid and minimize direct and indirect impacts to the spineflower, in accordance with the adopted Newhall Ranch Resource Management Plan (RMP), to protect and manage the Newhall Ranch spineflower preserve(s) and buffers. The Fire Management Plan shall be completed by the project applicant, or its designee, in conjunction with approval of any Newhall Ranch subdivision map adjacent to a spineflower preserve. The final Fire Management Plan shall be approved by the County of Los Angeles Fire Department through the processing of subdivision maps. Under the final Fire Management Plan, limited fuel modification activities within the spineflower preserves will be restricted to selective thinning with hand tools to allow the maximum preservation of Newhall Ranch spineflower populations. No other fuel modification or clearance activities shall be allowed in the Newhall Ranch spineflower preserve(s). Controlled burning may be allowed in the future within the Newhall Ranch preserve(s) and buffers, provided that it is based upon a burn plan approved by the County of Los Angeles Fire Department and CDFG. The project applicant, or its designee, shall also be responsible for annual maintenance of fuel modification zones, including, but not limited to, removal of undesirable non-native plants, revegetation with acceptable locally indigenous plants and clearing of trash and other debris in accordance with the County of Los Angeles Fire Department. <i>(Not applicable.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-73 At the subdivision map level, the project applicant, or its designee, shall design and implement project-specific design measures to minimize changes in surface water flows to the Newhall Ranch spineflower preserve(s) for all Newhall Ranch subdivision maps adjacent to the preserve(s) and buffers, and avoid and minimize indirect impacts to the spineflower. Prior to issuance of a grading permit for each such subdivision map, the project applicant, or its designee, shall submit for approval to the County plans and specifications that ensure implementation of the following design measures:</p> <p>(1) During construction activities, drainage ditches, piping or other approaches will be put in place to convey excess storm water and other surface water flows away from the Newhall Ranch spineflower preserve(s) and connectivity/preserve design/buffers, identified in Mitigation Measures SP 4.6-66 and SP 4.6-67;</p> <p>(2) Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s);</p> <p>(3) French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s);</p> <p>(4) Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s);</p> <p>(5) Where manufactured slopes drain toward the preserve(s), a temporary irrigation system would be installed to the satisfaction of the County in order to establish the vegetation on the slope area(s). This system shall continue only until the slope vegetation is established and self sustaining;(6) Underground utilities will not be located within or through the preserve(s). Drainage pipes installed within the preserve(s) away from spineflower populations to convey surface or subsurface water away from the populations will be aligned to avoid the preserve(s) to the maximum extent practicable; and(7) Fencing or other structural type barriers that will be installed to reduce intrusion of people or domestic animals into the preserve(s) shall incorporate footing designs that minimize moisture collection. (Not applicable.)</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-74 A knowledgeable, experienced botanist/biologist, subject to approval by the County and CDFG, shall be required to monitor the grading and fence/utility installation activities that involve earth movement adjacent to the Newhall Ranch spineflower preserve(s) to avoid the incidental take through direct impacts of conserved plant species, and to avoid disturbance of the preserve(s). The biological monitor will conduct biweekly inspections of the project site during such grading activities to ensure that the mitigation measures provided in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section) are implemented and adhered to.</p> <p>Monthly monitoring reports, as needed, shall be submitted to the County verifying compliance with the mitigation measures specified in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).</p> <p>The biological monitor will have authority to immediately stop any such grading activity that is not in compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section), and to take reasonable steps to avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(s). (Not applicable.)</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-75 The following measures shall be implemented to avoid and minimize indirect impacts to Newhall Ranch spineflower populations during all phases of project construction:(1) Water Control. Watering of the grading areas would be controlled to prevent discharge of construction water into the Newhall Ranch preserve(s) or on ground sloping toward the preserve(s). Prior to the initiation of grading operations, the project applicant, or its designee, shall submit for approval to the County an irrigation plan describing watering control procedures necessary to prevent discharge of construction water into the Newhall Ranch preserve(s) and on ground sloping toward the preserve(s).(2) Storm Water Flow Redirection. Diversion ditches would be constructed to redirect storm water flows from graded areas away from the Newhall Ranch preserve(s). To the extent practicable, grading of areas adjacent to the preserve(s) would be limited to spring and summer months (May through September) when the probability of rainfall is lower. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County a storm water flow redirection plan that demonstrates the flow of storm water away from the Newhall Ranch spineflower preserve(s). (3) Treatment of Exposed Graded Slopes. Graded slope areas would be trimmed and finished as grading proceeds. Slopes would be treated with soil stabilization measures to minimize erosion. Such measures may include seeding and planting, mulching, use of geotextiles and use of stabilization mats. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County the treatments to be applied to exposed graded slopes that would ensure minimization of erosion. (This measure has been omitted because the project design directly incorporates these measures.).</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-76 In conjunction with submission of the first Newhall Ranch subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs, the project applicant, or its designee, shall reassess project impacts, both direct and indirect, to the spineflower populations using subdivision mapping data, baseline data from the Newhall Ranch Final EIR and data from the updated plant surveys (see, Specific Plan EIR Mitigation Measure SP 4.6-53). This reassessment shall take place during preparation of the required tiered EIR for each subdivision map. If the reassessment results in the identification of new or additional impacts to Newhall Ranch spineflower populations, which were not previously known or identified, the mitigation measures set forth in this program, or a Fish and Game Code Section 2081 permit(s) issued by CDFG, shall be required, along with any additional mitigation required at that time. (Not applicable.)</p>			
<p>SP 4.6-77 Direct and indirect impacts to the preserved Newhall Ranch spineflower populations shall require a monitoring and management plan, subject to the approval of the County. The applicant shall consult with CDFG with respect to preparation of the Newhall Ranch spineflower monitoring/management plan. This plan shall be in place when the preserve(s) and connectivity/preserve design/buffers are established (see Mitigation Measures SP 4.6-66 and SP 4.6-67). The criteria set forth below shall be included in the plan. Monitoring. The purpose of the monitoring component of the plan is to track the viability of the Newhall Ranch spineflower preserve(s) and its populations, and to ensure compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section). The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors, and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions. The project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years experience with established monitoring techniques and familiarity with southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to be obtained will include (a) an estimate of the numbers of spineflowers in each population within the preserve(s); (b) a map of the extent of occupied habitat at each population;</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>(c) establishment of photo monitoring points to aid in documenting long-term trends in habitat; (d) aerial photographs of the preserved areas at five-year intervals; (e) identification of significant impacts that may have occurred or problems that need attention, including invasive plant problems, weed problems and fencing or signage repair; and (f) overall compliance with the adopted mitigation measures.</p> <p>For a period of three years from Specific Plan re-approval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species.</p> <p>Management. Based on the outcome of ongoing monitoring and additional project-specific surveys addressing the status and habitat requirements of the spineflower, active management of the Newhall Ranch spineflower preserve(s) will be required in perpetuity. Active management activities will be triggered by a downward population decline over 5 consecutive years, or a substantial drop in population over a 10-year period following County re-approval of the Specific Plan. Examples of management issues that may need to be addressed in the future include, but are not limited to, control of exotic competitive non native plant species, herbivory predation, weed control, periodic controlled burns, or fuel modification compliance.</p> <p>After any population decline documented in the annual populations census following County re-approval of the Specific Plan, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. If a persistent population decline is documented, such as a trend in steady population decline persistent for a period of 5 consecutive years, or a substantial drop in population detected over a 10-year period, spineflower may be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. In connection with this monitoring component, the project applicant, or its</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>designee, shall contract with a qualified botanist/biologist, approved by the County, to complete (a) a study of the breeding and pollination biology of the spineflower, including investigation into seed physiology to assess parameters that may be important as management tools to guarantee self-sustainability of populations, which may otherwise have limited opportunity for germination; and (b) a population genetics study to document the genetic diversity of the Newhall Ranch spineflower population. The criteria for these studies shall be to develop data to make the Newhall Ranch spineflower management program as effective as possible. These studies shall be subject to approval by the County's biologist, with the concurrence of CDFG. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County with the concurrence of CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, as approved by the County and CDFG.</p> <p>The length of the active management components set forth above shall be governed by attainment of successful management criteria set forth in the plan rather than by a set number of years. (Not applicable.)</p>			
<p>SP 4.6-78 To the extent project-related direct and indirect significant impacts on spineflower cannot be avoided or substantially lessened through establishment of the Newhall Ranch spineflower preserve(s), and other avoidance, minimization, or other compensatory mitigation measures, a translocation and reintroduction program may be implemented in consultation with CDFG to further mitigate such impacts. Direct impacts (i.e., take) to occupied spineflower areas shall be fully mitigated at a 4:1 ratio. Impacts to occupied spineflower areas caused by significant indirect effects shall be mitigated at a 1:1 ratio. Introduction of new spineflower areas will be achieved through a combination of direct seeding and translocation of the existing soil seed bank that would be impacted by grading. Prior to any development within, or disturbance to, spineflower populations, on-site and off-site mitigation areas shall be identified and seed and top soil shall be collected. One-third of the collected seed shall be sent to the Rancho Santa Ana Botanical Garden for storage. One third of the seed shall be sent to the USDA National Seed Storage Lab in Fort Collins, Colorado for storage. One third shall be used for direct seeding of the on-site and off-site mitigation areas.</p> <p>Direct seeding. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a program for the reintroduction of spineflower on Newhall Ranch. The reintroduction program shall include, among other information: (a) location map with scale; (b) size of each introduction polygon; (c) plans and specifications for site</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for seed collection and application; and (f) monitoring and reporting. The program shall be submitted to CDFG for input and coordination. The project applicant, or its designee, shall implement the reintroduction program prior to the initiation of grading. At least two candidate spineflower reintroduction areas will be created within Newhall Ranch and one candidate spineflower reintroduction area will be identified off site. Both on-site and off-site reintroduction areas will be suitable for the spineflower in both plant community and soils, and be located within the historic range of the taxon. Success criteria shall be included in the monitoring/management plan, with criteria for the germination, growth, and production of viable seeds of individual plants for a specified period. Although the reintroduction program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the reintroduction program.</p> <p>Translocation. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a translocation program for the spineflower. Translocation would salvage the topsoil of spineflower areas to be impacted due to grading. Salvaged spineflower soil seed bank would be translocated to the candidate spineflower reintroduction areas. The translocation program shall include, among other information: (a) location map with scale; (b) size of each translocation polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for topsoil collection and application; and (f) monitoring and reporting. The translocation program shall be submitted to CDFG for input and coordination. Translocation shall occur within the candidate spineflower reintroduction areas on site and off site. Successful criteria for each site shall be included in the monitoring/management plan/with criteria for the germination and growth to reproduction of individual plants for the first year a specified period. Although the translocation program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the translocation program. <i>(Not applicable.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.6-79 The project applicant, or its designee, shall engage in regular and ongoing consultation with the County and CDFG in connection with its ongoing agricultural operations in order to avoid or minimize significant direct impacts to the spineflower. In addition, the project applicant, or its designee, shall provide 30 days advance written notice to the County and CDFG of the proposed conversion of its ongoing rangeland operations on Newhall Ranch to more intensive agricultural uses. The purpose of the advance notice requirement is to allow the applicant, or its designee, to coordinate with the County and CDFG to avoid or minimize significant impacts to the spineflower prior to the applicant's proposed conversion of its ongoing rangeland operations to more intensive agricultural uses. This coordination component will be implemented by or through the County's Department of Regional Planning and/or the Regional Manager of CDFG. Implementation will consist of the County and/or CDFG conducting a site visit of the proposed conversion area(s) within the 30-day period, and making a determination of whether the proposed conversion area(s) would destroy or significantly impact spineflower population in or adjacent to those areas. If it is determined that the conversion area(s) do not destroy or significantly impact spineflower populations, then the County and/or CDFG will authorize such conversion activities in the proposed conversion area(s).</p> <p>However, if it is determined that the conversion area(s) may destroy or significantly impact spineflower populations, then the County and/or CDFG will issue a stop work order to the applicant, or its designee. If such an order is issued, the applicant, or its designee, shall not proceed with any conversion activities in the proposed conversion area(s). However, the applicant, or the designee, may take steps to relocate the proposed conversion activities in an alternate conversion area(s). In doing so, the applicant, or its designee, shall follow the same notice and coordination provisions identified above. This conversion shall not include ordinary pasture maintenance and renovation or dry land farming operations consistent with rangeland management. <i>(This measure is not applicable to the Landmark Village project because the project does not include an agricultural component.)</i></p>			
<p>SP 4.6-80 Upon approval of tentative tract map(s) impacting the San Martinez portion of the Specific Plan site, the applicant shall work with the Department of Regional Planning staff and SEATAC to establish an appropriately sized preserve area to protect the spineflower population at San Martinez Canyon. <i>(This measure is not applicable to the Landmark Village project because the project is not proposed within the San Martinez portion of the Newhall Ranch Specific Plan.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-1. Mitigation Measures <b>SP 4.6-1</b> through <b>SP 4.6-16</b> specify requirements for riparian mitigation conducted in the High Country SMA/SEA 20, Salt Creek area, and Open Area. The applicant will prepare and implement a plan for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (<b>SP 4.6-1</b> through <b>SP 4.6-16</b>). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts. The CMIP demonstrates the feasibility of creating the required mitigation acreage to offset project impacts (see <b>LV 4.4-29</b>). However, the CMIP does not identify mitigation actions specific to impacts on 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/wetlands 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 sub-notification 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:</p> <p>(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 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</p>	Applicant (Project Biologist)	Wetland Mitigation Plans and Upland Habitat Mitigation Plans	<p>1. ACOE, CDFG, LACDRP</p> <p>2. ACOE, CDFG, LACDRP</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
method (e.g., Hybrid Assessment of Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under LV 4.4-29 and LV 4.4-37. 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. LV 4.4-31 describes that the functions and values will be assessed for the riparian areas that will be removed, and LV 4.4-29 and LV 4.4-37 describe the replacement ratios for the habitats that will be impacted.			3. Concurrent with Submittal of Sub-Notification Letters
LV 4.4-2. Approximately 15 acres of coastal scrub shall be preserved on site within Open Area and/or off-site within the High Country SMA, the Salt Creek area, or the River Corridor SMA within the Specific Plan area to offset impacts associated with Landmark Village. This measure ensures that preserved areas will be part of a greater managed preserved system of numerous natural vegetation communities meant to support both common and special-status wildlife species. These areas support the same types of habitat that would be lost through construction and would be further enhanced through management and monitoring activities.	Applicant (Project Biologist)	Submit Offer to Dedicate	1. LACDRP 2. LACDRP 3. Prior to Issuance of Grading Permits
LV 4.4-3. 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 LV 4.4-4, 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 occurrences of the undescribed everlasting.	Applicant (Project Biologist)	Review of Everlasting Plant Surveys	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Commencement of Grading/Construction Activities

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-4. For any individual project, or any phase of an individual project, to be located where undescribed everlasting plants may occur, the applicant shall prepare and implement an Undescribed Everlasting Mitigation and Monitoring Plan prior to the issuance of grading permits.</p> <p>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.</p> <p>The performance standards for the Undescribed Everlasting 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 percent absolute cover through the term of the restoration. c. Giant reed (<i>Arundo donax</i>), tamarisk (<i>Tamarix ramosissima</i>), perennial pepperweed (<i>Lepidium latifolium</i>), tree of heaven (<i>Ailanthus altissimus</i>), pampas grass (<i>Cortaderia selloana</i>), and any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC list of noxious weeds (Cal-IPC 2006, 2007) will not be present on the revegetation site as of the date of completion approval.</p>	Applicant (Project Biologist)	Review and Approval of an Undescribed Everlasting Mitigation and Monitoring Plan	<p>1. LACDRP/CDFG</p> <p>2. LACDRP/CDFG</p> <p>3. Prior to the Issuance of Grading Permits</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-5. The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007I) shall be revised and submitted to CDFG and the County 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>i.e.</i>, the Salt Creek area or High Country SMA/SEA 20, spineflower preserves, or River Corridor SMA/SEA 23) without conflicting with other resource management objectives. Habitat replacement/enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted).</p> <p>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/SEA 20 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, soildecompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (<i>e.g.</i>, mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, <i>etc.</i>), 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.</p>	Applicant (Project Biologist)	<p>Review and Approval of the Revision to the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan</p>	<p>1. LACDRP/CDFG</p> <p>2. LACDRP/CDFG</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50 percent 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 ft. elevational difference from the mitigation site, unless otherwise approved by CDFG and the County. 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>i.e.</i>, 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 the County 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.</p> <p>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 the County 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.</p>		<p>Monitoring Reports to be Prepared Annually for Five (5) Years</p>	<p>3. Prior to Ground Disturbance to Occupied Habitat</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-6. The Oak Resource Replacement Plan to be prepared (as described in <b>SP 4.6-48</b>) shall include measures to create, enhance, and/or restore 7.82 acres of coast live oak woodland within the High Country SMA/SEA 20. The plan shall be subject to the requirements outlined in <b>SP 4.6-48</b>.</p> <p>The applicant shall prepare an Oak Resource Management Plan that incorporates the findings of the Draft Newhall Ranch Mitigation Feasibility Report (Dudek 2007A) and areas identified (in the technical report) as being suitable for oak woodland enhancement and creation shall be used as mitigation. Other mitigation sites may be used upon approval by the County. The plan shall be reviewed by the County Forester. The plan shall include the following: (1) site selection and preparation; (2) selection of proper species, including sizes and planting densities; (3) protection from herbivores; (4) site maintenance; (5) success criteria; (6) remedial actions; and (7) a monitoring program.</p>	Applicant (Project Biologist)	Receipt and Review of Oak Resource Replacement Plan	<p>1. LA County Forester</p> <p>2. LA County Forester</p> <p>3. Prior to Final Subdivision Map Recordation</p>
<p>LV 4.4-7. All oaks that are (1) will not being removed, and (2) that are regulated under the County of Los Angeles Oak Tree Ordinance (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 half again as large as the distance from the trunk to 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.</p>	Applicant (Construction Superintendent)	Field Verification	<p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. During Grading and All Phases of Construction</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-8. 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 survey and no later than 10 days prior to any construction work in the riverbed.</p> <p>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.</p>	Applicant (Project Biologist)	<p>Surveys conducted for unarmored threespine stickleback, arroyo chub, and Santa Ana sucker</p>	1. LACDRP/CDFG/ACOE/USFWS
		<p>Written report shall be filed 10 days prior to any construction in riverbed</p>	<p>2. LACDRP/CDFG/ACOE/USFWS</p> <p>3. 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</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-9. 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 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.</p> <p>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.</p> <p>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 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.</p>	Applicant (Project Biologist)	<p>Receipt and Review of Survey and Relocation Plan for the Southwestern Pond Turtle</p> <p>The Plan shall be approved by CDFG 60 days</p>	1. LACDRP/CDFG
			2. LACDRP/CDFG
			3. 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.

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-10. Temporary bridges, culvert crossings, or other feasible methods of providing access across the river shall be constructed outside of the winter season and not during periods when spawning is occurring. Prior to the construction of any temporary or permanent crossing of the Santa Clara River, the applicant shall develop a Stream Crossing and Diversion Plan. The plan shall include the following elements: the timing and methods for pre-construction aquatic species surveys; a detailed description of the diversion methods (<i>e.g.</i>, berms shall be constructed of on-site alluvium materials of low silt content, inflatable dams, sand bags, or other approved materials); special-status species relocation; fish exclusion techniques, including the use of block netting and fish relocation; methods to maintain fish passage during construction; channel habitat enhancement, including the placement of vegetation, rocks, and boulders to produce riffle habitat; fish stranding surveys; and the techniques for the removal of crossings prior to winter storm flows.</p> <p>The plan shall be submitted to the USFWS and CDFG for approval at least 30 days prior to implementation. If adult special-status fishes are present and spawning has not occurred, they shall be relocated prior to the diversion or crossing. Block nets of 0.125-inch woven mesh will be set upstream and downstream. On days with possible high temperature or low humidity (temperatures in excess of 80° F), work will be done in the early morning hours, as soon as sufficient light is available, to avoid exposing fishes to high temperatures and/or low humidity. If high temperatures are present, the fishes will be herded to downstream areas past the block net. Once the fishes have been excluded by herding, a USFWS staff member or his or her agents shall inspect the site for remaining or stranded fish. A USFWS staff member or his or her agents shall relocate the fish to suitable habitat outside the Project area (including those areas potentially subject to high turbidity). During the diversion/relocation of fishes, the USFWS or his or her agents shall be present at all times.</p>	Applicant (Project Biologist)	<p>Review and Approval of a Stream Crossing and Diversion Plan</p> <p>At least 30 days prior to Implementation of Plan and prior to the construction of any temporary or permanent crossing of the Santa Clara River</p>	<p>1. LACDRP/CDFG/ACOE/USFWS</p> <p>2. LACDRP/CDFG/ACOE/USFWS</p> <p>3. Prior to the construction of any temporary or permanent crossing of the Santa Clara River,</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-11. 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 consultation with 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. 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 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.</p>	Applicant (Restoration Ecologist)	Placement of Stream Diversion Channels	1. CDFG/ACOE/USFWS
			2. CDFG/ACOE/USFWS
			3. Prior to Construction Activities in an Active Wetted Channel

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
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.			
LV 4.4-12. Slow-moving water habitats shall be constructed upstream and downstream of any river crossing or bridge construction area to provide refuge for special-status fishes during construction. Where feasible and in consultation with CDFG and USFWS, the applicant shall enhance slow-moving water habitats for each linear foot disturbed by hand-excavating shallow side channels and placing multiple sets of obstructions (e.g., boulders, large logs, or other CDFG- and USFWS-approved materials) in the channel.	Applicant	Enhancement of Slow-Moving Water Habitats  Field Verification	1. LACDRP/CDFG/USFWS 2. LACDRP/CDFG/USFWS 3. Prior to Any River Crossings or Bridge Construction
LV 4.4-13. Installation of bridges, culverts or other structures shall not impair 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.	Applicant	Review of Construction Plan and Field Verification	1. LACDRP 2. LACDRP 3. Prior to Any River Crossings or Bridge Construction
LV 4.4-14. 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.	Applicant (Construction Superintendent)	Field Verification	1. LACDRP 2. LACDRP 3. During Construction

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4-15. Temporary impacts from construction activities in the riverbed shall be restricted to the following areas of disturbance: (1) an 85-foot-wide zone that extends into the river from the base of the rip-rap or gunite bank protection where it intercepts the river bottom; (2) 100 feet on either side of the outer edge of a new bridge or bridge to be modified; (3) a 60-foot-wide corridor for utility lines; (4) 20-foot-wide temporary access ramps; and (5) 60-foot roadway width temporary construction haul routes. The locations of these temporary construction sites and the routes of all access roads shall be shown on maps submitted with the sub-notification letter submitted to the Corps and CDFG for individual project approval. Any variation from these limits shall be submitted, with a justification for a variation for Corps and CDFG approval.	Applicant (Construction Superintendent)	Construction Plan Review Field Verification	1. LACDRP/CDFG/ACOE  2. LACDRP/CDFG/ACOE
The construction plans should indicate what type of vegetation, if any, would be temporarily disturbed or removed and the post-construction activities to facilitate revegetation of the temporarily impacted areas. The boundaries of the construction site and any temporary access roads within the riverbed shall be marked in the field with stakes and flagging. No construction activities, vehicular access, equipment storage, stockpiling, or significant human intrusion shall occur outside the work area and access roads.			3. Concurrent with the submission of Sub-Notification Letter

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-16. 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 300 feet of construction sites and access roads shall be surveyed at the appropriate season for two-striped garter snake and south coast garter snake. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and September 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. If located, the species will be relocated to suitable pre-approved locations identified in the two-striped garter snake and/or south coast garter snake Relocation Plan. The applicant shall develop a Plan to address the relocation of two-striped garter snake and south coast garter snake.</p> <p>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), identify 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 animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities, within potentially occupied habitat. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of two-striped garter snake and/or south coast garter snake. Clearance surveys for garter snakes shall be conducted within 200 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologists will be provided to CDFG for approval prior to conducting the surveys.</p>	Applicant (Project Biologist)	<p>Receipt and Review of Survey and Relocation Plan for the Two-Striped Garter Snake and South Coast Garter Snake The Plan shall be approved by CDFG 60 days prior ground disturbing activities within potential occupied habitat</p>	<p>1. LACDRP/CDFG</p> <p>2. LACDRP/CDFG</p> <p>3. 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 300 feet of construction sites and access roads</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-17. 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 shall implement measures required by the USFWS Biological Opinion that either supplement or supercede 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.</p> <p>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;</p>	Applicant (Project Biologist)	<p>Receipt and Review of Survey Report for the Arroyo Toad</p> <p>Field Monitoring</p>	<p>1. LACDRP/USFWS/CDFG</p> <p>2. LACDRP/USFWS/CDFG</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>c. The protective measures being implemented to conserve the arroyo toad and other species during construction activities associated with the proposed Project; and</p> <p>d. A point of contact if arroyo toads are observed.</p> <p>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.</p> <p>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 complete elimination 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.</p> <p>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 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.</p> <p>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.</p>			<p>3. 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</p>

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>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.</p> <p>11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease 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.</p> <p>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.</p> <p>13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.</p> <p>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.</p> <p>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.</p> <p>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 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.</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-18. 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. 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:</p> <p>1. 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.</p> <p>2. 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;</p> <p>3. 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);</p> <p>4. 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;</p> <p>5. 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;</p> <p>6. Review/designate the construction area in the field with the contractor in accordance with the final grading plan;</p> <p>7. 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);</p> <p>8. Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;</p>	Applicant (Project Biologist)	<p>Participation in a WEAP</p> <p>Field Verification</p>	1. LACDRP/CDFG
			2. LACDRP/CDFG
			3. During Grading and All Phases of Construction Adjacent to Special- Status Habitat

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>98. Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas;10. 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, 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;119. Be present during initial vegetation clearing and grading; and1210. Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special-status biological resources.</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-19. Prior to the 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 (<i>e.g.</i>, the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented.</p> <p>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 predators (<i>e.g.</i>, 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.</p> <p>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 a series of 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.</p>	Applicant (Project Biologist)	<p>Pre-Construction Surveys for the Western Spadefoot Toads</p> <p>Monitor Relocation Sites for Five (5) Years and Preparation of Annual Monitoring Report</p>	<p>1. LACDRP/CDFG</p> <p>2. LACDRP/CDFG</p> <p>3. Prior to Ground Disturbance in Aquatic Areas, Construction, or Site Preparation Activities</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>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.</p> <p>4. 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;</p> <p>5. 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;</p> <p>6. Review/designate the construction area in the field with the contractor in accordance with the final grading plan;</p> <p>7. 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);</p> <p>8. Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;</p> <p>9. Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas;</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>10. Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented;</p> <p>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, 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.</p> <p>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;</p> <p>11. Be present during initial vegetation clearing and grading; and</p> <p>12. Submit to the CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special-status biological resources.</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-20. 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/recording 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.</p> <p>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 surveys conducted during the time of year/day when each species is most likely to be observed.</p> <p>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.</p> <p>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.</p>	Applicant (Project Biologist)	<p>Receipt and Review of Relocation Plan for Coast Horned Lizard, Silvery Legless Lizard, Coastal Western Whiptail, Rosy Boa, San Bernardino Ringneck Snake, and Coast Patch-Nosed Snake</p>	1. LACDRP/CDFG
			2. LACDRP/CDFG
		<p>At least 60 days prior to any ground disturbing activities within potentially occupied habitat</p>	3. Prior to the Commencement of Grading/Construction Activities Within Suitable Habitat

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-21. 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 7 days prior to initiation of disturbing work. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than 7 days will have elapsed between the survey and ground disturbance disturbing activities.</p> <p>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/SEA 23, 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 these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report.</p> <p>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 dB(A) hourly Leq at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician.</p>	Applicant (Project Biologist)	Conduct Bird Surveys	<p>1. LACDRP/CDFG</p> <p>2. LACDRP/CDFG</p> <p>3. Within 30 Days of Ground Disturbance Activities</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>If the noise meets or exceeds the 60 dB(A) 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 dB(A) 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.</p> <p>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 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.</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-22. Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the 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).</p> <p>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.</p> <p>Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report.</p>	Applicant (Project Biologist)	<p>Conduct Burrowing Owl Surveys Surveys shall be conducted 30 days prior to construction activities</p>	<p>1. LACDRP/CDFG</p> <hr/> <p>2. LACDRP/CDFG</p> <hr/> <p>3. Prior to Construction Activities</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-23. 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.</p> <p>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.</p> <p>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.</p> <p>All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.</p>	Applicant (Project Biologist)	<p>Conduct San Diego Black-tailed Jackrabbit and San Diego Desert Woodrat Surveys Surveys shall be conducted 30 days prior to construction activities</p>	<p>1. LACDRP/CDFG</p> <p>2. LACDRP/CDFG</p> <p>3. Prior to Construction Activities in Suitable Habitat (grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat)</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-24. 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.</p> <p>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.</p> <p>Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p>	Applicant (Project Biologist)	<p>Conduct American Badger Surveys</p> <p>Surveys shall be conducted 30 days prior to construction activities</p>	<p>1. LACDRP/CDFG</p> <p>2. LACDRP/CDFG</p> <p>3. Prior to Construction Activities in Suitable Habitat (grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat)</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-25. No earlier than 30 days prior to the commencement of construction activities, a preconstruction survey shall be conducted by a qualified biologist to determine if active roosts of special-status bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified (the breeding season of native bat species in California generally occurs 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, as determined . 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>i.e.</i>, a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats).</p> <p>If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (<i>i.e.</i>, 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 (<i>e.g.</i>, 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.</p> <p>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 (<i>e.g.</i>, 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.</p>	Applicant (Project Biologist)	<p>Conduct Special-status Surveys</p> <p>Surveys shall be conducted not earlier than 30 days prior to construction activities</p>	1. LACDRP/CDFG
			2. LACDRP/CDFG
			3. Prior to Construction Activities in suitable habitat

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
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.			
LV 4.4-26. Any common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per LV 4.4-25, 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.	Applicant (Project Biologist)	Creation of Artificial Roost site	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Construction Activities in suitable habitat

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-27. 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, and 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. Monitoring will be conducted within sentinel locations along the River Corridor SMA/SEA 23 and where the Project provides potential habitat for these species (e.g., future ponds and water features).</p> <p>Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area. After the first five years, a Natural Lands Management Organization (NLMO) will conduct monitoring and control exotic species in perpetuity.</p>	Applicant (Project Biologist)	Preparation of an Exotic Wildlife Species Control Plan Annual monitoring for five (5) years	1. LACDRP/CFDG
			2. LACDRP/CDFG
			3. Prior to Construction Activities in suitable habitat
<p>LV 4.4-28. In order to reduce impacts to biological resources from grading and construction activities, all related activities will be conducted to facilitate the escape of animals to natural areas. Construction and grading activities will begin in disturbed areas in order to avoid stranding animals in isolated patches of vegetation. Trenches will be covered at night to prevent animals from falling into and being trapped in trenches.</p>	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG
			2. LACDRP/CDFG
			3. Prior to Grading and Construction Activities
<p>LV 4.4-29. The permanent removal of CDFG jurisdictional riparian vegetation communities (including arrow weed scrub, cottonwood-willow riparian forest, Mexican elderberry scrub, coastal and valley freshwater marsh, big sagebrush scrub, mulefat scrub, southern coast live oak riparian forest, southern willow scrub, and river wash) habitats in the river and tributaries shall be replaced by creating riparian habitats (at a ratio of 1:1) of similar functions and values (see LV 4.4-31 on the Project site, or as allowed under LV 4.4-37. Riparian habitat meeting success criteria (see LV 4.4-34) two years in advance of the removal or riparian habitat cannot meet the success criteria two years in advance of the project, the ratios listed below in Table 4.4-12 will apply.</p>	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plan	1. LACDRP/CDFG/ACOE
			2. LACDRP/CDFG/ACOE
			3. Concurrent with Submittal of Sub-Notification Letters and Detailed Wetland Mitigation Plans

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase

Table 4.4-12  
CDFG Jurisdictional Permanent Impacts Mitigation Ratios

Ratios Listed by Vegetation Types & Quality				
Vegetation Community	Veg Code / ID	HIGH Reach Value*	MEDIUM Reach Value**	LOW Reach Value***
		(Mit. Ratio)	(Mit. Ratio)	(Mit. Ratio)
Southern Cottonwood-Willow Riparian Forrest	SCWRF	4:1	3:1	2:1
Southern Willow Scrub	SWS	3:1	2.5:1	2:1
Oak Woodland (Coast Live, Valley)	CLOW / VOW	3:1	2.5:1	2:1
Big Sagebrush Scrub	BSS	2.5:1	2:1	1.5:1
Mexican Elderberry Scrub	MES	2.5:1	2:1	1.5:1
Cismontane Alkaline Marsh	CAM	2.5:1	2:1	1.5:1
Coastal and Valley Fresh Water Marsh	CFWM	2:1	1.5:1	1:1
Mulefat Scrub	MFS	2:1	1.5:1	1.25:1
Arrowweed Scrub	AWS	2:1	1.5:1	1:1
California Sagebrush scrub, and CSB-dominated habitats	CSB, CSB-A, -BS, -CB, -CHP, and -PS	2:1	1.5:1	1:1
Herbaceous Wetland	HW	1.5:1	1.25:1	1:1
River Wash, emergent veg.	RW	1.5:1	1.25:1	1:1
Chaparral, Chamise Chaparral	CHP, CC	1.5:1	1.25:1	1:1
Coyote Brush Scrub	CYS	1.5:1	1.25:1	1:1
Eriodictyon Scrub	EDS	1.5:1	1.25:1	1:1
California Grass Lands	CGL	1:1	1:1	1:1
Agricultural / Disturbed / Developed	AGR / DL / DEV	1:1	1:1	1:1

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>Notes:</p> <p>* HIGH reach value indicates a portion of the Santa Clara River or main tributary that scored above 0.79 Total Score utilizing the HARC methodology described in <b>Section 4.2, Geomorphology and Riparian Resources, of the Draft EIS/EIR.</b></p> <p>** MEDIUM reach value indicates a portion of the Santa Clara River or main tributary that scored between 0.4 and 0.79 Total Score utilizing the HARC methodology described in <b>Section 4.2.</b></p> <p>*** LOW reach value indicates a portion of the Santa Clara River or main tributary that scored below 0.4 Total Score utilizing the HARC methodology described in <b>Section 4.2.</b></p> <p><b>Ratios for Permanent Impacts</b> to all classifications: Mitigation initiated two years prior to disturbance: 1:1 ratio; mitigation initiated less than two years after disturbance shall follow ratios in table above; mitigation initiated two to five years after disturbance shall add 0.5 to each value in the table above; and over five years, 1.0 is added to each value in the table above. (For example, initiation of mitigation of mulefat scrub three years after disturbance for a high habitat impact would be a ratio of 2.5:1, instead of 2:1 if initiated within two years of disturbance or 3:1 if initiated more than five years after disturbance.)</p> <p><b>Ratios for Temporary Impacts</b> to all classifications: Disturbance period less than two years, 1:1; two to five years, 1.5:1; over five years, 2:1, except for removal of southern cottonwood and oak woodlands, which shall be mitigated at 2:1 for High, 1.5:1 for Medium, and 1:1 for Low for all periods (except for pre-mitigated, which is 1:1).</p> <p>Exotic/Invasive Species Removal, followed by restoration/revegetation, may be used to offset impacts above. Mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. This means, for example, if a 10-acre area is occupied by 10% exotic species, restoration will be credited for 1 acre of impact. As appropriate and authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-30. Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent 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 riverbed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may also 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 (LV 4.4-41). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the sub-notification letters submitted for individual projects. Status of the sites will be addressed as part of the annual mitigation status report and mitigation accounting form agency review. Each revegetation plan will include acreages, maps, and site specific descriptions of the proposed mitigation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses.</p>	<p>Applicant (Project Biologist)</p>	<p>Creation of Vegetation Sites/Revegetation Plans</p> <p>Preparation of Annual Mitigation Status Reports</p>	<p>1. LACDRP/CDFG/ACOE</p> <p>2. LACDRP/CDFG/ACOE</p> <p>3. Concurrent with Submittal of Sub-Notification Letters and Detailed Wetland Mitigation Plans</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4-31 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 example of recommended plant species for the River Corridor SMA/SEA 23 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 INSERT TABLE 4-4-13	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plans  Preparation of Annual Mitigation Status Reports	1. LACDRP/CDFG/ACOE 2. LACDRP/CDFG/ACOE  3. Concurrent with Submittal of Sub-Notification Letters and Detailed Wetland Mitigation Plans
LV 4.4-32 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 sub-notification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plans  Preparation of Annual Mitigation Status Reports	1. LACDRP/CDFG/ACOE 2. LACDRP/CDFG/ACOE  3. Concurrent with Submittal of Sub-Notification Letters and Detailed Wetland Mitigation Plans
LV 4.4-33. 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 as provided for LV 4.4-34. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies to develop an alternative restoration strategy(ies) to meet success requirements. This may include restoration elsewhere in the River corridor or tributaries.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plans  Preparation of Annual Mitigation Status Reports	1. CDFG/ACOE 2. CDFG/ACOE  3. Concurrent with Submittal of Sub-Notification Letters and Detailed Wetland Mitigation Plans

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-34. The revegetation site will be considered "complete" upon meeting all of the following success criteria. In a sub-notification 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.</p> <p>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.</p> <p>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.</p> <p>3. Native shrubs and trees shall have at least 80 percent survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment.</p> <p>4. Non-native species cover will be no more than 5 percent absolute cover through the term of the restoration.</p> <p>5. Giant reed (<i>Arundo donax</i>), tamarisk (<i>Tamarix ramosissima</i>), perennial pepperweed (<i>Lepidium latifolium</i>), tree of heaven (<i>Ailanthus altissimus</i>), pampas grass (<i>Cortaderia selloana</i>) 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.</p> <p>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 Compensatory Mitigation Plan for Waters of the United States.</p>	Applicant (Project Biologist)	Field Verification	1. CDFG/ACOE
			2. CDFG/ACOE
			3. Completion of Revegetation Site
<p>LV 4.4-35. 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.</p>	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG/ACOE
			2. LACDRP/CDFG/ACOE
			3. As-needed basis

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4-36. Invasive exotic plant species control is authorized by CDFG in-lieu of other riparian habitat mitigation (LV 4.4-29), removal areas shall be kept free of exotic plant species for 5 years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plan or Contribute to "In-Lieu Fees" to the Upper Santa Clara River Arundo/Tamarisk Removal Program	1. CDFG/ACOE 2. CDFG/ACOE 3. Concurrent with Submittal of Sub-Notification Letters and Detailed Wetland Mitigation Plans
LV 4.4-37. 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 pursuant to a sub-notification letter or annual mitigation status report submittal. Exotic plant species control will be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. For example: a 10-acre site occupied by 10% exotic species will be credited withfor one acre of mitigation when placed under the exotics control program.	Applicant (Project Biologist)	Preparation of an Exotic Control Program	1. CDFG/ACOE 2. CDFG/ACOE 3. Concurrent with Submittal of Sub-Notification Letters
LV 4.4-38. All native riparian trees with a 3-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using 1- or 5-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the winter following the construction disturbance. The growth and survival of the replacement trees shall meet the performance standards specified in LV 4.4-34. 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 LV 4.4-34, LV 4.4-40, and LV 4.4-41.	Applicant (Project Biologist)	Field Verification	1. CDFG/ACOE 2. CDFG/ACOE 3. Completion of Revegetation Site

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-39. Vegetation communities temporarily impacted by the proposed project shall be revegetated as described in LV 4.4-29. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored within the project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top 6- 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 temporary mitigation areas. The applicant shall restore the temporary construction area per the success criteria and ratios described in LV 4.4-1, LV 4.4-29, and LV 4.4-34. 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 (LV 4.4-40 and LV 4.4-41).</p>	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plan Field Verification	1. CDFG/ACOE
			2. CDFG/ACOE
			3. Concurrent with Submittal of Sub-Notification Letters and Detailed Wetland Mitigation Plans
<p>LV 4.4-40. To provide an accurate and reliable accounting system for mitigation, the applicant shall file a mitigation accounting form annually with the Corps and CDFG by April 1.</p>	Applicant (Project Biologist)	Preparation of a Mitigation Accounting Form	1. CDFG/ACOE
			2. CDFG/ACOE
			3. April 1 of each year until success criterion have been met

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-41. An annual mitigation status report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in LV 4.4-34. 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.</p> <p>The report shall also include the mitigation accounting form (see LV 4.4-40), which outlines accounting 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.</p>	Applicant (Project Biologist)	Annual Mitigation Status Report	1. CDFG/ACOE
			2. CDFG/ACOE
			3. April 1 of each year until success criterion have been met

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-42. Road undercrossings will be built in accordance with accepted design criteria to allow the passage of mountain lions and mule deer. The applicant shall prepare a Wildlife Movement Corridor Plan that specifically addresses wildlife movement corridors at San Martinez Grande, Chiquito Canyon, and Castaic Creek, which shall be monitored for one year prior to construction of the SR-126 widenings. The Plan shall address current movement that is occurring, the methods that will be implemented to provide for passage, including lighting, fencing, vegetation planting, the installation of bubblers to encourage wildlife usage, and the size of the passage. The applicant shall install motion cameras at these locations in consultation with CDFG and monitor these passages for a period of two years subsequent to constructing improvements. A report of the wildlife documented to utilize these crossings shall be provided to CDFG annually. In addition, the Salt Creek crossing west of the Project area will be enhanced prior to initiation of construction in Long Canyon (southern portion of the Homestead Village). This crossing will be monitored for one year at the initiation of RMDP development, for two years at the time the crossing is enhanced, and then for three years after Project build-out. Prior to the construction of adjacent developments, signs will be placed along the roads indicating potential wildlife crossings where mountain lions and mule deer are likely to cross. (This mitigation measure has been identified to offset cumulative impacts to wildlife habitat (including coastal scrub). Implementation of the measure is linked directly to construction activities related to the widening of SR-126 and/or the southern portion of the Homestead Village area, but is not required for implementation with the Landmark Village tract map.)</p>	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG
			2. LACDRP/CDFG
			3. Prior to Construction of Adjacent Developments
<p>LV 4.4-43. 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>i.e.</i>, a six-foot-high chain link fence with green fabric up to a height of 5 feet) shall be installed to protect special-status species locations.</p>	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG
			2. LACDRP/CDFG
			3. During Grading Activities

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-44. 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/SEA 23, High Country SMA/SEA 20, 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 website (<a href="http://www.cal-ipc.org/ip/inventory/index.php">http://www.cal-ipc.org/ip/inventory/index.php</a>). 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).</p>	Applicant (Landscape Architect)	Review and approval of Landscape Plans by Qualified Restoration Specialist	1. LACDRP
			2. LACDRP
			3. Prior to Approval of Landscape Plans
<p>LV 4.4-45. Waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas and parks throughout the Landmark Village site.</p>	Landmark Village Homeowners Association	Field Verification	1. LACDRP
			2. LACDRP
			3. Prior to Issuance of Occupancy Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4-46. 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 covenants, conditions, and restrictions (CC&Rs) for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site	Applicant	Review of Integrated Pest Management Plan and CC&Rs	1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permits
LV 4.4-47. The applicant or the Natural Lands Management Organization (NLMO) shall fund or otherwise coordinate the regular removal of trash and debris from riparian habitats on or adjacent to the project site. The removal of trash shall be conducted in a manner as to not disturb sensitive habitats	Natural Lands Management Organization (NLMO)	Field Verification or payment of fees	1. LACDRP 2. LACDRP 3. Ongoing
LV 4.4-48. 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, 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 space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch JPA managing the River Corridor SMA/SEA 23, High Country SMA/SEA 20, 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.	Landmark Village Homeowners Association	Supply written material regarding the presence of native animals	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Ongoing

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4-49. Permanent fencing shall be installed along all River Corridor SMA/SEA 23 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.	Applicant	Field Verification	1. LACDRP 2. LACDRP 3. During Construction of the Trail
LV 4.4-50. 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.	Applicant (Project Biologist)	Preparation and Approval of Cow-Bird Trapping Program  Trapping Surveys as necessary	1. LACDRP/CDFG 2. LACDRP/CDFG  3. Prior to Issuance of Grading Permits
LV 4.4-51. 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 for a 5-year period. After the first 5 years, the NLMO or other entity will be responsible for controlling Argentine ants.	Applicant (Project Biologist)	Quarterly Monitoring for Argentine Ants	1. CDFG 2. CDFG  3. Following the Issuance of Occupancy Permits for 5-years

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-52. Thirty days prior to construction activities, a qualified biologist shall conduct a preconstruction survey for ringtail. The survey area shall 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 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.</p>	Applicant (Project Biologist)	<p>Preconstruction survey for Ringtail</p> <p>Documentation shall be reported to CDFG</p>	1. LACDRP/CDFG
			2. LACDRP/CDFG
			3. Prior to Construction Activities
<p>LV 4.4-53. 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.</p>	Applicant (Project Biologist)	Field Verification	1. LACDRP
			2. LACDRP
			3. On-going
<p>LV 4.4-54. During any stream diversion or culvert installation activity, a qualified biologist(s) shall be present and shall patrol the areas within, upstream, and downstream of the work area. The biologists shall inspect the diversion and inspect for stranded fish or other aquatic organisms. Under no circumstances shall the unarmored threespine stickleback be collected or relocated, unless USFWS personnel or their agents implement this measure. Any event involving stranded fish shall be recorded and reported to CDFG and USFWS within 24 hours.</p>	Applicant (Project Biologist)	Field Verification	1. CDFG/USFWS
			2. CDFG/USFWS
			3. During to Stream Diversion of Culvert Installation Activity

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-55. 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 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 supercede 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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>a. A detailed description of the California red-legged frogs, including color photographs;</li> <li>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;</li> <li>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</li> <li>d. A point of contact if California red-legged frogs are observed.</li> </ul> <p>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.</p>	Applicant (Project Biologist)	Conduct Focused Surveys for California Red-legged Frogs	<p>1. CDFG/USFWS</p> <p>2. CDFG/USFWS</p> <p>3. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>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.</p> <p>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.</p> <p>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.</p> <p>7. Fencing to exclude California red-legged frogs will be at least 24 inches in height.</p> <p>8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG.</p> <p>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.</p> <p>10. If California red-legged frogs are found within an area that has been fenced to exclude California red-legged frogs, activities will cease until the authorized biologist moves the California red-legged frog(s).</p> <p>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.</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
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 by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times.			
LV 4.4-56 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.	Applicant (Project Biologist)/Project Engineer	Review of Design Plans	1. CDFG 2. CDFG 3. Prior to design plan approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-57 The 1,518 acre Salt Creek area shall be offered for dedication to the public pursuant to Condition 42 of the approved Specific Plan using a "rough step" land dedication approach. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (LV 4.4-1). The Salt Creek area includes approximately 629 acres of coastal scrub communities within both Ventura and Los Angeles counties. This land dedication shall be managed in conjunction with the 4,205 acre High Country SMA (containing 1,314 acres of coastal scrub communities).a. To facilitate wildlife movement between the north side of SR-126 and the Salt Creek area, enhancements will be made to the existing agricultural undercrossing and to the agricultural land at the base of Salt Creek as discussed in LV 4.4-42. A Wildlife Movement Enhancement Plan shall be submitted to the Corps and CDFG for approval prior to implementation. The plan shall include at the minimum the following:</p> <p>i. A portion of the agricultural field on the north side of SR-126 will be dedicated to wildlife movement. Trees and/or scrubs will be planted in the agricultural field to guide wildlife into the existing undercrossing.</p> <p>ii. On the south side of SR-126 two rows of trees/scrubs will be planted to guide wildlife to the Santa Clara River.</p> <p>iii. A wildlife corridor will be created through the agricultural fields at the base of Salt Creek Canyon.</p> <p>(The second part of this mitigation measure (a.i. through a.iii.) has been identified to offset cumulative impacts to wildlife habitat, including coastal scrub). Implementation of the measure is linked directly to construction activities related to the widening of SR-126 and/or the southern portion of the Homestead Village area but is not required for implementation with the Mission Village tract map.)</p>	Applicant (Project Biologist)	Field Verification	1. CDFG/USFWS
			2. CDFG/USFWS
			3. During Construction Activity
<p>LV 4.4-58 The Newhall Ranch JPA will have overall responsibility for recreation within and conservation of the High Country. The Newhall Ranch JPA and NLMO shall develop and implement a conservation education and citizen awareness program for the High Country SMA informing the public of the special status resources present within the High Country SMA and providing information on common threats posed by the presence of people and pets to those resources. The NLMO shall install trailhead and trail signage indicating the High Country SMA is a biological conservation area and advising that people and their animals must stay on existing trails at all times and that violators may be cited. The NLMO shall provide quarterly maintenance patrols to remove litter and monitor trail expansion and fire hazards within the High Country SMA, funded by the JPA.</p>	Newhall Ranch JPA and NLMO	Field Verification	1. Newhall Ranch JPA and NLMO
			2. Newhall Ranch JPA and NLMO
			3. During Construction Activity

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-59 Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to LV 4.4-2. 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 LV 4.4-2, 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;</p> <p>(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 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.</p>	Applicant/Project Biologist	Annual Mitigation Status Report	1. CDFG
			2. CDFG
			Annually until mitigation has been achieved

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4 60 Bridges over the Santa Clara River shall be designed to minimize impacts to natural areas and riparian resources from associated lighting and stormwater runoff. All lighting will be designed to be directed away from natural areas (pursuant to SP-4.6-56) using shielded lights, low sodium-vapor lights, bollard lights, or other available light and glare minimization methods. Bridges will be designed to minimize normal vehicular lighting from trespassing into natural areas using side walls a minimum of 24 inches high. All stormwater from the bridges will be directed to water treatment facilities for water quality treatment.	Project Applicant	Review of Project Design	1. LACDRP
			2. LACDRP
			3. Field Verification
<p>LV 4.4-61 a. As a supplement to LV 4.4-1, LV 4.4-15, and LV 4.4-29 through LV 4.4-41, 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 LV 4.4-1, LV 4.4-15, and LV 4.4-29 through LV 4.4-41. 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.</p> <p>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 LV 4.4-29, 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.</p>	Applicant (Project Biologist)	Field Verification	1. CDFG/USFWS
			2. CDFG/USFWS
			3. During Construction Activity

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4-62 At least 1,900 acres of Open Area within the Specific Plan area shall be offered for dedication to an NLMO in fee and/or by conservation easement. These 1,900 acres of the Open Area will be left as natural vegetation. Dedication of open areas lands shall be reported annually to CDFG.	Project Applicant	Annual Report	1. CDFG 2. CDFG 3. Annually
LV 4.4-63 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.	Applicant/Project Biologist	Review of Mitigation Programs	1. CDFG 2. CDFG 3. As needed
LV 4.4-64 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 (LV 4.4-43).	Project Applicant	Review of Construction Plans	1. LACDRP

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash.</li> <li>• 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.</li> </ul> <p>No hunting shall be authorized/permitted during construction.</p>			
			2. LACDRP
			3. Field Verification

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.4-65 The installation of new, or relocation of existing, utility poles and phone and cell towers shall be coordinated with CDFG where located in the High Country SMA and Salt Creek area. The applicant or SCE shall install utility poles, phone, and cell towers in conformance with APLIC standards for collision-reducing techniques as outlined in Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006 (APLIC 2006).	Applicant/SCE	Review of Plans	1. CDFG
			2. CDFG

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.4-66 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.</p> <p>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 CDFG and USFWS. All condor sightings in the Project area will be reported to CDFG 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 one hour before sunset to one hour after sunrise, or until the condors leave the area, or as otherwise directed by USFWS.</p> <p>Should condors be found nesting within 1.5 miles of the construction area, no construction activity will occur until further authorization occurs from CDFG and USFWS.</p> <p>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 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.</p>	Applicant (Project Biologist)	Field Verification	1. CDFG/USFWS
			2. CDFG/USFWS
			3. During Grading and Construction Activities

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.5 FLOODPLAIN MODIFICATIONS</b>			
Please refer to <b>Section 4.2, Hydrology and Section 4.4, Biota</b> , of this MMP for a listing of Program EIR mitigation measures pertaining to flood control. No additional mitigation beyond that contained in <b>Section 4.2, Hydrology and Section 4.4, Biota</b> ) is required because no significant impacts to biological resources are anticipated due to the bank stabilization, bridge, or changes in the floodplain due to project modifications.	Please Refer to <b>4.2, Hydrology, and 4.4, Biota</b> , of this MMP	Please Refer to <b>4.2, Hydrology, and 4.4, Biota</b> , of this MMP	Please Refer to <b>4.2, Hydrology, and 4.4, Biota</b> , of this MMP
<b>4.6 VISUAL QUALITIES</b>			
SP 4.7-1. In conjunction with the development review process set forth in Chapter 5 of the Specific Plan, all future subdivision maps and other discretionary permits which allow construction shall incorporate the Development Guidelines (Specific Plan Chapter 3) and Design Guidelines (Specific Plan Chapter 4), and the design themes and view considerations listed in the Specific Plan.	Applicant	Plan Check	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Final Maps
SP 4.7-2. In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed-Use land use designations along State Route 126 (SR-126), the following Design Guidelines shall be utilized: Where the elevations of buildings will obstruct the views from SR-126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs and pathways shall be designed to provide view corridors of the river, bluffs, and the ridge lines south of the river. Those view corridors may be perpendicular to SR-126 or oblique to it in order to provide for views of passengers within moving vehicles on SR-126; <ul style="list-style-type: none"> <li>• The Community Park between SR-126 and the Santa Clara River shall be designed to promote views from SR-126 of the river, bluffs and ridge lines to the south of the river;</li> <li>• Residential Site Planning Guidelines set forth in Section 4.3.1 and Residential and Architectural Guidelines set forth in Section 4.4.1 Residential shall be employed to ensure that the views from SR-126 are aesthetically pleasing and that views of the river, bluffs and ridge lines south of the river are preserved to the extent practicable;</li> <li>• Mixed-Use and the Commercial Site Planning Guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the river, bluffs and ridge lines south of the river; and</li> <li>• Landscape improvements along SR-126 shall incorporate the Landscape Design Guidelines, set forth in Section 4.6 in order to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the river, bluffs and ridge lines south of the river.</li> </ul>	Applicant	Plan Check	1. LA County Department of Regional Planning  2. LA County Department of Regional Planning  3. Prior to Approval of Final Subdivision Maps or Site Plans as applicable

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.7 TRAFFIC/ACCESS</b>			
SP 4.8-1. The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, state, or federal funding for these facilities. <i>(All on-site traffic improvements included as part of the Landmark Village project will be funded and/or constructed by the project applicant.)</i>	Applicant(s)	Bonding of and/or Receipt of Funding and/or Field Verification of Construction	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
SP 4.8-2. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall indicate the specific improvements for all on-site roadways which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. Transportation performance evaluations shall be approved by Los Angeles County Department of Public Works according to standards and policies in effect at that time. The transportation performance evaluation shall form the basis for specific conditions of approval for the subdivision. <i>(This EIR, Section 4.7, provides the required transportation performance evaluation and, in combination with Section 1.0, Project Description, indicates the on-site roadway improvements necessary to provide adequate capacity.)</i>	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation	1. LACDPW 2. LACDPW 3. Prior to Approval of Subdivision Maps
SP 4.8-3. The applicants for future subdivisions shall provide the traffic signals at the 15 locations labeled B through P in Figure 4.8-17, as well as any additional signals warranted by future subdivision design. Signal warrants shall be prepared as part of the transportation performance evaluations noted in Mitigation Measure 4.8-2. <i>(Two of the intersections within the Landmark Village site will be signalized intersections, including the one intersection depicted as signalized by Specific Plan Figure 4.8-17, Long Canyon Road/A Street. This EIR, Section 4.7, in combination with the traffic report presented in Recirculated EIR Appendix 4.7, provides the required signal warrants.)</i>	Applicant (Traffic Engineer)	Installation of Traffic Signals or funding of or bonding of project's share	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
SP 4.8-4. All development within the Specific Plan shall conform to the requirements of the Los Angeles County Transportation Demand Management (TDM) Ordinance. <i>(The Landmark Village project would conform to the County's TDM Ordinance.)</i>	Applicant (Traffic Engineer)	Subdivision Review	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.8-5. The applicants for all future subdivision maps which permit construction shall consult with the local transit provider regarding the need for, and locations of, bus pull-ins on highways within the Specific Plan area. All bus pull-in locations shall be approved by the Department of Public Works, and approved bus pull-ins shall be constructed by the applicant. <i>(Final locations of bus pull-ins will be coordinated with the local transit provider and the Department of Public Works and constructed in conjunction with the project.)</i>	Applicant (Traffic Engineer)	Verification of Consultation with Transit Providers  Review of bus pull-in locations	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans
SP 4.8-6. Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall determine the specific improvements needed to each off-site arterial and related costs in order to provide adequate roadway and intersection capacity for the expected Specific Plan and General Plan buildout traffic trips. The transportation performance evaluation shall be based on the Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant shall be required to fund its fair share of improvements to these arterials, as stated on Table 4.8-18.  The applicants total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor-Serving, Mixed-Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the County and/or the City at each building permit. For off-site areas within the County unincorporated area, the applicant may construct improvements for credit against or in lieu of paying the fee. (This EIR, Section 4.7, provides the referenced transportation performance evaluation, including a determination of the improvements necessary to each off-site arterial, as well as appropriate fair-share funding requirements.)	Applicant(s)	Payment of Fee  Determination of fair share funding obligation and fee structure for off-site improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of the First Subdivision Map

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.8-7. Each future performance evaluation which shows that a future subdivision map will create significant impacts on SR-126 shall analyze the need for additional travel lanes on SR-126. If adequate lane capacity is not available at the time of subdivision, the applicant of the subdivision shall fund or construct the improvements necessary to serve the proposed increment of development. Construction or funding of any required facilities shall not preclude the applicant's ability to seek state, federal, or local funding for these facilities. <i>(The future performance evaluation presented in this EIR, Section 4.7, determined that the Landmark Village project would cause a significant impact at the SR-126/I-5 interchange at buildout and would be responsible for its fair share of the improvements to this interchange.). (This improvement has since been completed.)</i>	Applicant(s)	Receipt and Review of Transportation Performance Evaluation  Applicant Funding of or bonding of Fair Share of Improvements	1. LACDPW 2. LACDPW  3. Prior to Recordation of Final Tract Map
SP 4.8-8. Project-specific environmental analysis for future subdivision maps which allow construction shall comply with the requirements of the Congestion Management Program in effect at the time that subdivision map is filed. <i>(The future performance evaluation presented in this EIR, Section 4.7, complies with the requirements of the Congestion Management Program presently in effect.)</i>	Applicant	Review of future environmental analysis	1. LACDPW 2. LACDPW 3. Prior to certification of future environmental documents
SP 4.8-9. Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation evaluation including all of the Specific Plan land uses which shall determine the specific improvements needed to the following intersections with SR-126 in the City of Fillmore and community of Piru in Ventura County: A, B, C, D, and E Streets, Old Telegraph, Olive, Central, Santa Clara, Mountain View, El Dorado Road, and Pole Creek (Fillmore), and Main/Torrey and Center (Piru). The related costs of those intersection improvements and the project's fair share shall be estimated based upon the expected Specific Plan traffic volumes. The transportation performance evaluation shall be based on the Los Angeles County Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works.	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation  Payment of Fee to City of Fillmore or County of Ventura	1. LACDPW

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>The applicant's total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor Center, Mixed Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the City of Fillmore and the County of Ventura at each building permit. (This EIR, Section 4.7, in combination with the traffic reports presented in Recirculated EIR Appendix 4.7, provides the required transportation evaluation of SR-126 intersections in Ventura County. As discussed in the EIR, Subsection 9.b.(3), buildout of the Newhall Ranch Specific Plan would contribute to potentially significant cumulative impacts at the intersection of Center Street and Telegraph Road (SR-126) in the Ventura County community of Piru. Pursuant to mitigation measure LV-4.7-21, below, the applicant will pay to Ventura County its fair-share of the costs to implement recommended roadway improvements at the Center Street/Telegraph Road intersection.</p> <p>Additionally, as discussed in the EIR, Subsection 9.b.(4), buildout of the Newhall Ranch Specific Plan would contribute to potentially significant cumulative impacts at two intersections in the Ventura County City of Fillmore. Pursuant to Mitigation Measure LV-4.7-20, the applicant will pay \$300,000 to the City of Fillmore as its agreed-upon fair-share of the costs to construct transportation-related improvements deemed necessary by the City of Fillmore.)</p>			2. LACDPW
			3. Prior to Recordation of the First Subdivision Map; Payment of Fee Prior to Issuance of Building Permits
<p>SP 4.8-10. The Specific Plan is responsible to construct or fund its fair-share of the intersections and interchange improvements indicated on Table 4.8-18. Each future transportation performance evaluation required by Mitigation Measure 4.8-2 which identifies a significant impact at these locations due to subdivision map-generated traffic shall address the need for additional capacity at each of these locations. If adequate capacity is not available at the time of subdivision map recordation, the performance evaluation shall determine the improvements necessary to carry Specific Plan generated traffic, as well as the fair share cost to construct such improvements. If the future subdivision is conditioned to construct a phase of improvements which results in an overpayment of the fair-share cost of the improvement, then an appropriate adjustment (offset) to the fees paid to Los Angeles County and/or City of Santa Clarita pursuant to Mitigation Measure 4.8-6 above shall be made. <i>(The transportation performance evaluation presented in this EIR, Section 4.7, fulfills the requirements of this Specific Plan mitigation measure relative to Landmark Village.)</i></p>	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW
			2. LACDPW
			3. Prior to Issuance of Occupancy Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.8-11. The applicant of the Newhall Ranch Specific Plan shall participate in an I-5 developer fee program, if adopted by the Board of Supervisors for the Santa Clarita Valley. <i>(The Board of Supervisors has not adopted a developer fee program for the Santa Clarita Valley. However, the applicant will participate in funding its fair share of mainline improvements in accordance with Mitigation Measures LV-4.7-17 through LV-4.7-20.)</i>	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
SP 4.8-12. The applicant of the Newhall Ranch Specific Plan shall participate in a transit fee program, if adopted for the entire Santa Clarita Valley by Los Angeles County and City of Santa Clarita. <i>(The applicant will be required to pay the applicable transit fees in place at the time of building permit issuance.)</i>	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
SP 4.8-13. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a traffic analysis approved by the Los Angeles County Department of Public Works. The analysis will assess project and cumulative development (including an existing plus cumulative development scenario under the County's Traffic Impact Analysis Report Guidelines (TIA) and its Development Monitoring System (DMS)). In response to the traffic analysis, the applicant may construct off-site traffic improvements for credit against, or in lieu of paying, the mitigation fees described in Mitigation Measure 4.8-6, above. If future subdivision maps are developed in phases, a traffic study for each phase of the subdivision map may be submitted to determine the improvements needed to be constructed with that phase of development. <i>(The traffic analysis presented in this EIR, Section 4.7, fulfills the requirements of this Specific Plan mitigation measure.)</i>	Applicant(s) (Project Traffic Engineer)	Receipt and Review of TIA and DMS Traffic Analysis Applicant Funding of or bonding of Fair Share of Improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map
LV-4.7-1. The project applicant shall construct all on-site local roadways and intersections to County of Los Angeles codes and regulations, unless provided otherwise on the Vesting Tentative Tract Map when approved..	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map
LV 4.7-2. The main access for Landmark Village will be provided from SR-126 via the existing intersections of Wolcott Way and Chiquito Canyon Road. Future phases of the NRSP will provide access to and from south via Long Canyon Road. Unless an updated long range study is prepared which demonstrates that the intersections will adequately handle the area buildout traffic as at grade intersections, adequate road right of way shall be reserved for future grade separated interchanges at these two locations, as approved in the NRSP.	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW 2. LACDPW 3. Prior to recordation of the Final Tract Map

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.7-3. 80. Wolcott/SR-126 – Prior to occupancy of the first dwelling unit, the project applicant shall: (i) re-stripe the southbound shared left-turn/through lane to an exclusive through lane (resulting in 1 southbound left-turn lane, 1 southbound through lane, and 1 southbound right turn lane); (ii) add a northbound left turn lane and 2 northbound right turn lanes (resulting in 1 northbound left turn lane, 1 northbound through lane and 2 northbound right turn lanes); (iii) add an eastbound right turn lane (resulting in 1 eastbound left turn lane, 2 eastbound through lanes, and 1 eastbound right turn lane); and (iv) add a second westbound left turn lane (resulting in 2 westbound left turn lanes, 2 westbound through lanes, and 1 westbound right turn lane).</p> <p>Said improvements are to be completed at their ultimate design locations and operational to the satisfaction of the County of Los Angeles Department of Public Works (Department of Public Works) concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. Signals shall be modified to the satisfaction of the Department of Public Works.</p>	Applicant (Traffic Engineer)	Field Verification of Construction	<p>1. LACDPW</p> <hr/> <p>2. LACDPW</p> <hr/> <p>3. Concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.7-4. The Landmark Village traffic study is based on the Santa Clarita Valley Consolidated Traffic Model and assumes the following roadway improvements will be in place with Phase I of the project. In accordance with the County of Los Angeles Department of Public Works Traffic Impact Analysis Report Guidelines (TIARG), the following improvements shall be made a condition of approval for the project to be completed at their ultimate design locations and operational to the satisfaction of the Department of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed:</p> <ul style="list-style-type: none"> <li>· Reconstruct the Golden State (I-5) Freeway/SR-126 Freeway interchange by adding access to eastbound SR-126 from southbound I-5, access to southbound I-5 from westbound SR-126, direct access to northbound I-5 from westbound SR-126, and widening bridge to accommodate 8 lanes. <i>[This measure has been completed.]</i></li> <li>· Construct Newhall Ranch Road segment between Vanderbilt Way and Copper Hill Drive/Rye Canyon Road. <i>[This measure has been completed.]</i></li> </ul>	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW
			2. LACDPW
			3. Concurrent with Phase I and concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed
<p>LV 4.7-5. 110. Chiquito Canyon/Long Canyon/SR-126 – Prior to occupancy of the 501<sup>st</sup> dwelling unit or a comparable amount of dwelling units plus commercial square feet (to be determined based on a conversion factor of 2.5 dwelling units per thousand square feet), the project applicant shall add: (i) a northbound left turn lane and a northbound right turn lane (resulting in 1 northbound left turn lane, 1 northbound through lane, and 1 northbound right turn lane); (ii) a southbound left turn lane (resulting in 1 southbound left turn lane and 1 shared southbound through lane/southbound right turn lane); and (iii) a westbound left turn lane (resulting in 1 westbound left turn lane, 2 westbound through lanes, and 1 westbound right turn lane). Said improvements are to be completed and operational to the satisfaction of the Department of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed.</p>	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW
			2. LACDPW
			3. Prior to occupancy of the 501 <sup>st</sup> dwelling unit or a comparable amount of dwelling units plus commercial square feet and concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.7-6. I-5 Southbound Ramps/SR-126 – Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet (or fewer dwelling units and a greater amount of commercial square feet, to be calculated based on a conversion factor of 2.5 dwelling units per thousand square feet of commercial space), the project applicant shall add a third westbound through lane (resulting in 3 westbound through lanes and a free flow westbound right turn lane) to be completed at its ultimate design location and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. Signals shall be modified to the satisfaction of the Department of Public Works. [This measure has been completed.]</p>	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW
			2. LACDPW
			3. Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet and concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed
<p>LV 4.7-7. 80. Wolcott/SR-126 – Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet (or fewer dwelling units and a greater amount of commercial square feet, to be calculated based on a conversion factor of 2.5 dwelling units per thousand square feet of commercial space), the project applicant shall add: (i) a second southbound left turn lane (resulting in 2 southbound left turn lanes, 1 southbound through lane, and 1 southbound right turn lane); (ii) a second eastbound left turn lane and a third eastbound through lane (resulting in 2 eastbound left turn lanes, 3 eastbound through lanes, and 1 eastbound right turn lane); and (iii) a third westbound through lane (resulting in 2 westbound left turn lanes, 3 westbound through lanes, and 1 westbound right turn lane). Said improvements are to be completed at their ultimate design locations and operational to the satisfaction of the Department of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. Signals shall be modified to the satisfaction of the Department of Public Works. (While the Project Applicant is required by this measure to construct each of the designated improvements, the Landmark Village project's fair-share responsibility for the improvements identified in this mitigation measure is 62.1 percent [Phase 1, 12.2 percent; Phase 2, 19.3 percent; and, Project Buildout, 30.6 percent], with the exception of the third eastbound through lane required as part of improvement (ii); the project's fair-share for that improvement is 100%. This fair-share information is provided to facilitate any future action by the Project applicant to seek participatory funding from other development unrelated to the Landmark Village project.)</p>	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW
			2. LACDPW
			3. Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet and concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV-4.7-8. 110. Chiquito Canyon/Long Canyon Road/SR-126 – Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet (or fewer dwelling units and a greater amount of commercial square feet, to be calculated based on a conversion factor of 2.5 dwelling units per thousand square feet of commercial space), the project applicant shall add: (i) a second northbound through lane, and a second northbound right turn lane (resulting in 1 northbound left turn lane, 2 northbound through lanes, and 2 northbound right turn lanes); (ii) convert the southbound shared through lane/right-turn lane to a southbound through lane and add a southbound right turn lane (resulting in 1 southbound left turn lane, 1 southbound through lane, and 1 southbound right turn lane); (iii) add an eastbound right turn lane (resulting in 1 eastbound left turn lane, 2 eastbound through lanes, and 1 eastbound right turn lane); and (iv) add a second westbound left turn lane (resulting in 2 westbound left turn lanes, 2 westbound through lanes, and 1 westbound right turn lane).</p> <p>Signals shall be modified to the satisfaction of the Department of Public Works. Alternatively, the project applicant shall construct a grade separated crossing to the satisfaction of the County of Los Angeles Department of Public Works. Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed.</p>	Applicant (Traffic Engineer)	Field Verification of Construction	<p>1. LACDPW</p> <hr/> <p>2. LACDPW</p> <hr/> <p>3. Prior to exceeding occupancy of 1,444 dwelling units and 100,000 commercial square feet and concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.7-9. 7. I-5 SB Ramps/SR-126 – The project applicant shall fund its fair share of the cost to add: (i) a fourth southbound lane (resulting in 2 southbound left-turn lanes, 1 shared southbound left turn lane/southbound right turn lane, and 1 dedicated southbound right turn lane); (ii) a third and fourth eastbound through lane (resulting in 4 eastbound through lanes and 1 free flow eastbound right turn lane); and (iii) a fourth westbound through lane (resulting in 4 westbound through lanes and 1 free flow westbound right turn lane). Signals shall be modified to the satisfaction of the Department of Public Works. (Project share = 38.3 percent. The project may elect to pay by phase as each phase gets recorded: Phase I= 8.3 percent, Phase II= 8.1 percent and Phase III= 21.9 percent). Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed.</p> <p>[This measure, with the exception of striping a fourth westbound through lane and striping a shared southbound left-turn/right-turn lane, has been completed.]</p>	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW
			2. LACDPW
			3. Concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed
<p>LV 4.7-10. 8. I-5 NB Ramps/SR-126 –The project applicant shall fund its fair share of the cost to: (i) add a third northbound left turn lane (resulting in 3 northbound left turn lanes and 1 northbound right turn lane); (ii) add a third and fourth eastbound through lane (resulting in 4 eastbound through lanes and 1 free flow eastbound right turn lane); and (iii) add a third westbound through lane (for 3 westbound through lanes and 1 free flow westbound right turn lane). Signals shall be modified to the satisfaction of the Department of Public Works. (Project Share = 20.8 percent. The project may elect to pay by phase as each phase gets recorded: Phase I= 4.7 percent, Phase II= 4.0 percent and Phase III= 12.1 percent). Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed. <i>[This measure has been completed.]</i></p>	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW
			2. LACDPW
			3. Concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.7-11. 81, 82, 83, and 94. Commerce Center/SR-126 – The project applicant shall fund its fair share of the cost to construct a Grade Separated Interchange. (Project Share = 33.8 percent. The project may elect to pay by phase as each phase gets recorded: Phase I= 6.6 percent, Phase II= 9.1 percent and Phase III= 18.1 percent).	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed
LV 4.7-12. 110. Chiquito Canyon/Long Canyon Road/SR-126 – The project applicant shall fund its fair share of the cost to add: (i) a second northbound left turn lane (resulting in 2 northbound left turn lanes, 2 northbound through lanes and 2 northbound right turn lanes); (ii) a second southbound left turn lane, and second and third southbound through lanes (resulting in 2 southbound left turn lanes, 3 southbound through lanes and 1 southbound right turn lane); (iii) a second eastbound left turn lane and a third eastbound through lane (resulting in 2 eastbound left turn lanes, 3 eastbound through lanes, and 1 eastbound right turn lane); and (iv) a third westbound through lane (resulting in 2 westbound left turn lanes, 3 westbound through lanes, and 1 westbound right turn lane) Alternatively, the project applicant shall construct a grade separated crossing to the satisfaction of the County of Los Angeles Department of Public Works (Project Share = 62 percent. The project applicant may elect to pay its fair-share by phase as each phase is recorded: Phase I= 3 percent, Phase II= 16 percent and Phase III= 43 percent). Said improvements shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed.	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW  2. LACDPW 3. Concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed
LV 4.7-13. Applicable transit mitigation fees shall be paid at the time of building permit issuance, unless modified by an approved transit mitigation agreement.	Applicant	Payment of Transit Mitigation Fees	1. LACDPW 2. LACDPW 3. Concurrent with Building Permit Issuance

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.7-14. Prior to the commencement of project construction activities, the applicant shall institute construction traffic management controls in accordance with the California Department of Transportation (Caltrans) traffic manual. These traffic management controls shall include measures determined on the basis of site-specific conditions including, as appropriate, the use of construction signs (e.g., "Construction Ahead") and delineators, and private driveway and cross-street closures.	Applicant (Traffic Engineer)	Field Verification of Installation	1. LACDPW 2. LACDPW 3. Concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed
LV 4.7-15. Traffic signals shall be designed and installed or designed and funded, as specified below, at each of the intersections listed below. The design and the construction of the traffic signals shall be the sole responsibility of the project. The signals shall be completed at their ultimate design locations and operational to the satisfaction of Public Works concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed, and prior to the development milestones described below: Phase I: Wolcott Way at Henry Mayo Drive (SR-126) (signal modification), prior to the first lift of paving on Wolcott Way or SR-126, whichever comes first; Phase II: Chiquito Canyon Road and Long Canyon Road (Future) at Henry Mayo Drive (SR-126) (design and install), prior to the first lift of paving on Chiquito or SR-126, whichever comes first; Phase II: School West Driveway at "A" Street (TT 53108) (design and install), prior to rough grade certification for the school lot (Lot 309); Additionally, final school/park site plans and detailed street signing and striping plans for along the school/park frontages, as well as the signal plan for the traffic signal, should be prepared and submitted to Public Works' Traffic and Lighting Division for review and approval; Phase II: School/Park East Driveway at "A" Street (TT 53108), the project applicant shall prepare the traffic signal design plans and secure adequate funds with the Los Angeles County Department of Public Works for the full construction of the traffic signal. The intersection shall be monitored for the installation of the signal once the school is fully occupied with 750 students; and, Phase III: Long Canyon Road at "Y" Street and "A" Street (TT 53108) (design and install), prior to the issuance of the certificate of occupancy for building(s) on the fire station.	Applicant (Traffic Engineer)	Design and Installation of traffic signals	1. LACDPW  2. LACDPW  3. Concurrent with the installation of the curb, gutter, the first lift of asphalt pavement, and the temporary traffic detection loops, if needed

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.7-16. The developer shall use its best efforts to coordinate with the Castaic Union School District (CUSD) in the development of the school's traffic circulation plan and drop-off/pick-up procedures. The Traffic and Lighting Division recommends that a mechanism for enforcement and levying of noncompliance penalties be included in the plan. The traffic circulation plan should include the distribution of informational packets containing the approved drop-off/pick-up procedures to the parents/guardians of students of the school, and trip reduction strategies such as carpooling and increased bus operations, with specific average vehicle ridership goals for students and staff members, to minimize traffic generation in the area.	Applicant (Traffic Engineer)	Approval of traffic circulation plan	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permit for the elementary school
LV 4.7-17. The project applicant shall contribute its fair-share of the costs of adding one high occupancy vehicle ("HOV") lane in each direction to the segment of I-5 between Rye Canyon Road and Magic Mountain Parkway consistent with the percentages shown in <b>Table 4.7-34</b> of this EIR.	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map
LV 4.7-18. The project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 between Magic Mountain Parkway and Valencia Boulevard consistent with the percentages shown in <b>Table 4.7-34</b> of this EIR.	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map
LV 4.7-19. The project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 between Valencia Boulevard and McBean Parkway consistent with the percentages shown in <b>Table 4.7-34</b> of this EIR.	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map
LV 4.7-20. The project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 between Pico Canyon Road/Lyons Avenue and Calgrove Avenue consistent with the percentages shown in <b>Table 4.7-34</b> of this EIR.	Applicant	Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Tract Map
LV 4.7-21. Concurrent with issuance of the first building permit for Landmark Village, the project applicant shall submit a one-time payment of \$300,000 to the City of Fillmore (City) in Ventura County to fund transportation-related improvements in the City consistent with the March 2000 agreement entered into between The Newhall Land and Farming Company and the City. <i>(This measure implements in part the provisions of Specific Plan mitigation measure SP 4.8-9.)</i>	Applicant	Payment of Fees	1. LACDPW 2. LACDPW 3. Concurrent with first Landmark Village building permit

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV-4.7-22. Concurrent with the issuance of each Newhall Ranch Specific Plan building permit, the project applicant shall pay to the County of Ventura that development's pro-rata share of the entire Newhall Ranch Specific Plan's fair-share (nine percent, or 1 percent in the case of Landmark Village [130 ADT of 11,000]) of the costs to implement the following roadway improvements at the intersection of Center Street and Telegraph Road (SR-126) in the Ventura County community of Piru: (1) Install channelizers and extension striping to prevent left-turn movements from Center Street to eastbound SR-126; (2) Add a westbound right turn deceleration lane to Telegraph Road; and (3) Install a traffic signal at the intersection when warranted. (This measure implements in part the provisions of Specific Plan mitigation measure SP 4.8-9.)	Applicant	Payment of Fees	1. LACDPW 2. LACDPW 3. Concurrent with first building permit
<b>4.8 NOISE</b>			
SP 4.9-1. All construction activity occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the <i>County of Los Angeles Construction Equipment Noise Standards</i> , County of Los Angeles Ordinance No. 11743, §12.08.440 as identified in Table 4.9-3.	Applicant (Construction Contractor)	Include Measure in Specifications  Field Verification With Noise Monitor	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
SP 4.9-2. Limit all construction activities near occupied residences to between the hours of 6:30 AM and 8:00 PM, and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division standards.	Applicant (Construction Contractor)	Include Measure in Specifications  Field Verification With Noise Monitor	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
SP 4.9-3. When construction operations occur adjacent to occupied residential areas, implement appropriate additional noise reduction measures that include changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.	Applicant (Construction Contractor)	Include Measure in Specifications  Field Verification and Verification that Adjacent Residents Were Notified	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.9-4. Locate construction staging areas on site to maximize the distance between staging areas and occupied residential areas.	Applicant (Construction Contractor)	Include Measure in SpecificationsField Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
SP 4.9-5. Where new single family residential buildings are to be constructed within an exterior noise contour of 60 dB(A) (decibels measured on an A-weighted scale) CNEL (Community Noise Equivalent Level) or greater, or where any multi-family buildings are to be constructed within an exterior noise contour of 65 dB(A) CNEL or greater, an acoustic analysis shall be completed prior to approval of building permits. The acoustical analysis shall show that the building is designed so that interior noise levels resulting from outside sources will be no greater than 45 dB(A) CNEL.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Building Permits
SP 4.9-6. For single-family residential lots located within the 60 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 60 dB(A) CNEL or less. <i>(The noise impacts analysis presented in this EIR Section 4.8, and the accompanying noise calculations presented in Appendix 4.8, provide the acoustic analysis required by this mitigation measure.)</i>	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision
SP 4.9-7. For multi-family residential lots located within the 65 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 65 dB(A) CNEL or less. <i>(The noise impacts analysis presented in this EIR Section 4.8, and the accompanying noise calculations presented in Appendix 4.8, provide the acoustic analysis required by this mitigation measure.)</i>	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision
SP 4.9-8. For school sites located within the 70 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that noise at exterior play areas will be reduced to 70 dB(A) CNEL or less. <i>(The noise impacts analysis presented in this EIR Section 4.8, and the accompanying noise calculations presented in Appendix 4.8, provide the acoustic analysis required by this mitigation measure.)</i>	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.9-9. All residential air conditioning equipment installed within the Newhall Ranch Specific Plan site shall adhere to the requirements of the <i>County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards</i> , County of Los Angeles Ordinance No. 11743, §12.08.530.	Building Contractor	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Occupancy Permits
SP 4.9-10. All stationary and point sources of noise occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743, §12.08.390 as identified in Table 4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources.	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LA County Department of Building and Safety 3. During Life of Project
SP 4.9-11. Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 PM and 6:00 AM in such a manner as to cause a noise disturbance is prohibited in accordance with the County of Los Angeles Ordinance No. 11743, §12.08.460.	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Life of Project
SP 4.9-12. Loading zones and trash receptacles in commercial and Business Park areas shall be located away from adjacent residential areas, or provide attenuation so that noise levels at residential uses do not exceed the standards identified in §12.08.460 of the Ordinance No. 11743.	Applicant	Plan Check Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Approval of Final Maps or improvement/building plans and Verify Prior to Issuance of Occupancy Permits
SP 4.9-13 Where residential lots are located with direct lines of sight to the Magic Mountain Theme Park, an acoustic analysis shall be submitted to show that exterior noise on the residential lots generated by activities at the park do not exceed the standards identified in Section 12.08.390 of the Ordinance No. 11743 as identified in Table 4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources. <i>(This mitigation measure is not applicable to the Landmark Village project because the project does not include lots located with direct lines-of-sight to the Magic Mountain Theme Park.)</i>	Not Applicable		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.9-14. After the time that occupancy of uses on the Newhall Ranch Specific Plan site occurs, AND when noise levels at the Travel Village RV Park reach 70 dB(A) CNEL at locations where recreational vehicles are inhabited, the applicant shall construct a noise abatement barrier to reduce noise levels at the RV Park to 70 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis  Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Upon Occupancy of Uses on Newhall Ranch and if/when noise levels in Travel Village reach 70 dB(A) CNEL
SP 4.9-15. Despite the absence of a significant impact, applicants for all building permits of Residential, Mixed-Use, Commercial, and Business Park land uses (Project) shall pay to the Santa Clara Elementary School District, prior to issuance of building permits, the project's pro rata share of the cost of a sound wall to be located between SR-126 and the Little Red School House. The project's pro rata share shall be determined by multiplying the estimated cost of the sound wall by the ratio of the project's estimated contribution of average daily trips on SR-126 (ADT) at the Little Red School House (numerator) to the total projected cumulative ADT increase at that location (denominator). The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-126 from the projected cumulative trips as shown in Table 1 of <b>Topical Response 5 – Traffic Impacts to State and Local Roads in Ventura County</b> after adding the total Newhall Ranch ADT traveling west of the City of Fillmore. (Prior to the issuance of building permits for Landmark Village, the project applicant shall calculate and pay to the Santa Clara Elementary School District the pro-rata share of the cost to construct the subject sound wall.) See, EIR Section 4.5, which determined that the Landmark Village project at buildout in 2013 would generate 105 ADTs on SR-126 at the Little Red School House (EIR Table 4.7-22). Section 4.5 also determined that the buildout ADT on SR-126 at the Little Red School House would be 35,000 (EIR Table 4.7-22).	Applicants for all Building Permits	Payment to Santa Clara Elementary School District	1. LACDRP  2. LACDPW, Building and Safety  3. Upon Issuance of Building Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.9-16. Despite the absence of a significant impact, the applicant for all building permits of Residential, Mixed-Use, Commercial and Business Park land uses (Project) shall participate on a fair-share basis in noise attenuation programs developed and implemented by the City of Moorpark to attenuate vehicular noise on SR-23 just north of Casey Road for the existing single-family homes which front SR-23. The mitigation criteria shall be to reduce noise levels to satisfy state noise compatibility standards. The project's pro rata share shall be determined by multiplying the estimated cost of attenuation by the ratio of the project's estimated contribution of average daily trips on SR-23 (ADT) north of the intersection of SR-23 and Casey Road (numerator) to the total projected cumulative ADT increase at that location (denominator).</p> <p>The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-23 north of Casey Road from the projected cumulative trips as shown in Topical Response 5 – Traffic Impacts to State and Local Roads in Ventura County after adding the total Newhall Ranch ADT traveling south of the City of Fillmore. (Prior to the issuance of building permits for Landmark Village, the project applicant shall calculate and pay to the City of Moorpark noise attenuation program the project's pro rata share of the estimated cost of attenuation.) See, EIR Section 4.7, which determined that the Landmark Village project at buildout in 2013 would generate 10 ADTs on SR-23 north of Casey Road (EIR Table 4.7-22). Section 4.7 also determined that the 2013 ADT on SR-23 at north of Casey Road would be 8,000 (EIR Table 4.7-22).</p>		<p>Payment to City of Moorpark</p>	<p>1. LACDRP</p> <p>2. LACDPW, Building and Safety</p> <p>3. Upon Issuance of Building Permits</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.9-17 Prior to the approval of any subdivision map which permits construction within the Specific Plan area, the applicant for that map shall prepare an acoustical analysis assessing project and cumulative development (including an existing plus project analysis, and an existing plus cumulative development analysis including the project). The acoustical analysis shall be based upon state noise land use compatibility criteria and shall be approved by the Los Angeles County Department of Health Services. <i>(Section 4.8 of this EIR and the accompanying noise calculations (Recirculated Draft EIR Appendix 4.8) provide the acoustical analysis required by this mitigation measure.)</i></p> <p>In order to mitigate any future impacts resulting from the project's contribution to significant cumulative noise impacts to development in existence as of the adoption of the Newhall Ranch Specific Plan and caused by vehicular traffic on off-site roadways, the applicant for building permits of Residential, Mixed-Use, Commercial, Visitor Serving and Business Park land uses shall, prior to issuance of building permits, pay a fee to Los Angeles County, Ventura County, the City of Fillmore or the City of Santa Clarita. The amount of the fee shall be the project's fair-share under any jurisdiction-wide or Santa Clarita Valley-wide noise programs adopted by any of the above jurisdictions. <i>(This mitigation measure is not applicable to the Landmark Village project because the project site does not contribute to significant unmitigated cumulative noise impacts and no jurisdiction-wide noise programs have been adopted by the County.)</i></p>	Not Applicable		
<p>LV 4.8-1. The project applicant, or its designee, shall not undertake construction activities that can generate noise levels in excess of the County's Noise Ordinance on Sundays or legal holidays.</p>	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification With Noise Monitor	<p>1. LA County Department of Health Services</p> <p>2. LACDPW, Building and Safety</p> <p>3. During Grading</p>
<p>LV 4.8-2. When construction operations occur in close proximity to on- or off-site occupied residences, and if it is determined by County staff during routine construction site inspections that the construction equipment could generate a noise level at the residences that would be in excess of the Noise Ordinance, the project applicant or its designee shall implement appropriate additional noise reduction measures. These measures shall include, among other things, changing the location of stationary construction equipment, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.</p>	Applicant (Construction Contractor)	Field Verification With Noise Monitor	<p>1. LA County Department of Health Services</p> <p>2. LACDPW, Building and Safety</p> <p>3. During Grading During Construction Activities</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.8-3. Prior to construction of the utility corridor north of the Travel Village RV Park, the project applicant or its designee shall erect solid construction and continuous temporary noise barriers south of the utility corridor north of the RV Park without blocking ingress/egress at the Park. Prior to issuance of the construction permit for the utility corridor, a qualified acoustic consultant shall be retained to specify the placement and height of the noise barriers in order to maximize their effectiveness in attenuating noise levels. Construction activities north of the RV Park shall comply with the Los Angeles County Noise Ordinance; stationary construction equipment shall be placed as far away from occupied spaces within the RV Park, and equipment shall not be permitted to idle. A qualified acoustic consultant shall be retained to monitor construction noise once a month at occupied RV spaces to ensure noise levels are in compliance with the County's Noise Ordinance for the duration of the construction.	Applicant (Construction Contractor and Project Acoustic Consultant)	Field Verification With Noise Monitor	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to issuance of a construction permit and during construction of the utility corridor north of the Travel Village RV Park
LV-4.8-4 In lieu of conventional pile driving, the project developer shall utilize cast-in-place drilled-hole piles, or hydrohammer pile driving equipment with noise reduction, or an alternative methodology that would achieve equivalent noise level reductions, in those circumstances in which pile-driving activities would occur within 5,000 feet of sensitive receptors. Pile drilling is an alternate method of pile installation where a hole is drilled into the ground to the required depth and concrete is then cast into it. The estimated noise level of pile drilling at 50 feet is 80 to 95 dB(A) Equivalent Continuous Noise Level (Leq) compared to 90 to 105 dB(A) Leq for conventional pile driving.[1] Therefore, pile drilling generally produces noise levels approximately 10 to 15 decibels lower than pile driving. (Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.) Hydrohammer pile driving equipment uses an enclosed hydraulically driven hammer with noise reduction. Noise can be reduced to less than 80 dB(A) at 25 feet, 70 dB(A) at 80 feet, 65 dB(A) at 150 feet, and 60 dB(A) at 250 feet.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit
LV 4.8-5. To mitigate noise impacts on Lots 8 to 12 and Lots 20 to 24 from traffic along "A" Street, the project applicant or its designee shall, prior to occupancy, construct a minimum 6-foot wall along the northern property lines of these lots. (Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.8-6. To mitigate noise impacts on Lots 115 to 128, 146 to 152, 188, and 313 from traffic along "A" Street, the project applicant or its designee shall, prior to occupancy, construct a minimum 5-foot wall along the northern property lines of these lots. The 5-foot wall shall wrap around the entire length of the eastern boundary of Lot 152. <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
LV 4.8-7. To mitigate noise impacts on Lots 325, 326, 349, and 350 (condominiums and apartments east of Wolcott Road) from traffic along SR-126, the project applicant or its designee shall, prior to occupancy, construct a 7-foot berm/solid wall at top of slope along northern edge of Lots 326, 325, 349 and 350, to the northwestern corner of Lot 349. The berm/wall shall be continuous with no breaks or gaps. <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
LV 4.8-8. To mitigate noise impacts on Lots 343 and 377 (condominium) and on Lot 376 (apartment east of Long Canyon Road) from SR-126, the project applicant or its designee shall, prior to occupancy, construct an 8-foot berm/solid wall along the northern edge of Lots 380, 381, 379, and 360. The berm/wall shall be continuous with no openings or gaps. <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
LV 4.8-9. Prior to occupancy of Lot 346 (condominiums west of Wolcott Road), the project applicant or its designee, shall construct an 8-foot berm/solid wall along the eastern boundary of Lot 346 to mitigate delivery truck traffic noise from Lot 347 (mixed use commercial). <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
LV-4.8-10. To mitigate noise impacts on Lot 346 (condominiums west of Wolcott Road) from SR-126 the project applicant or its designee shall, prior to occupancy, construct a 10-foot berm/solid wall along the northern edge of Lot 346 from its northeastern corner to a point approximately 325 feet to the west along the lot line. From this point, a 10-foot berm/solid wall shall be constructed through Lot 383 (open space) to the edge of the Caltrans right-of-way where the wall shall continue westerly to the northwestern corner of Open Space Lot 383. The wall shall be continuous with no openings or gaps. <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services, Caltrans 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV-4.8-11. Prior to occupancy of Lot 346 (condominiums west of Wolcott Road), the project applicant or its designee, shall construct an 8-foot berm/solid wall along the eastern boundary of Lot 346 to mitigate delivery truck traffic noise from Lot 347 (mixed use commercial). <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services, Caltrans 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
LV-4.8-12. To mitigate delivery truck and other noises from the commercial center west of Long Canyon Road on Lot 354 (apartments west of Long Canyon Road), the project applicant or its designee shall, prior to occupancy, construct an 8-foot berm/solid wall along the eastern perimeter of Lot 354. <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
LV-4.8-13. To mitigate noise impacts on Lot 354 (apartments west of Long Canyon Road) from SR-126, the project applicant or its designee shall, prior to occupancy, construct a 9-foot berm/solid wall along the northern boundary of Lot 354, and along the northern 200 feet of the western lot line. To preserve views of the Santa Clara River, 5/8-inch Plexiglas or transparent material with equivalent or better acoustic value may be incorporated into the wall design. In lieu of constructing the 9-foot berm/solid wall, the parcel shall be developed so that frequent use areas, including balconies, are placed toward the interior of the lot and fully shielded from noise from SR-126 by the apartment structure. <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
LV-4.8-14. To mitigate noise impacts on Lot 376 (apartments east of Long Canyon Road) from delivery truck and other noise from the commercial center proposed east of Long Canyon Road, the project applicant or its designee shall, prior to occupancy, construct an 8-foot berm/solid wall along the western boundary of Lot 376. <i>(Revisions to the VTTM/Final Site Plan may ultimately require modifications to the mitigation measure and the referenced lotting including the height and location of berms and walls.)</i>	Applicant (Project Acoustic Consultant)	Field Verification	1. LA County Department of Health Services, Caltrans 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit

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			2. Monitoring Agency
			3. Monitoring Phase
LV-4.8-15. Residences within mixed-use commercial areas shall be discouraged within 500 feet of the centerline of SR-126. Residences that do occur within mixed use commercial lots shall be set back as far as possible from SR-126, Wolcott Road, Long Canyon Road, and "A" Street in order to minimize the need for acoustic insulation of the units. When the plot plan for the commercial center is complete, acoustic analyses shall be conducted by a qualified acoustic consultant to ensure that interior noise levels of any residences within the commercial center can be feasibly reduced to 45 dB(A).	Applicant (Project Acoustic Consultant)	Receipt and Review of Noise Impact Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Commercial Center Building Permit
LV-4.8-16. Balconies with direct lines of sight to SR-126, Wolcott Road, Long Canyon Road, and/or "A" Street shall be discouraged from exposure to exterior noise levels greater than the 60 dB(A) CNEL standard for single-family residences or the 65 dB(A) CNEL standard for multi-family residences through architectural or site design. Alternatively, balconies shall be enclosed by solid noise barriers, such as 3/8-inch glass or 5/8-inch Plexiglas to a height specified by a qualified noise consultant.	Applicant (Project Acoustic Consultant and Construction Contractor)	Building Plan Check	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit
LV-4.8-17. All single-family and multi-family structures, including multi-family units incorporated into commercial centers, within 500 feet of SR-126 and all residential units with direct lines of sight to SR-126, Wolcott Road, Long Canyon Road, and/or "A" Street shall incorporate the following into the exterior wall that faces onto those roadways: (a) All windows, both fixed and operable, shall consist of either double-strength glass or double-paned glass. All windows facing sound waves generated from the mobile source noise shall be manufactured and installed to specifications that prevent any sound from window vibration caused by the noise source. (b) Doors shall be solid core and shall be acoustically designed with gasketed stops and integral drop seals. (b) Doors shall be solid core and shall be acoustically designed with gasketed stops and integral drop seals. (c) If necessitated by the architectural design of a structure, special insulation or design features shall be installed to meet the required interior ambient noise level.	Applicant	Building Plan Check	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit
LV-4.8-18. Air conditioning units shall be installed to serve all living areas of all residences incorporated into commercial centers, and those with direct lines of sight to SR-126, and/or "A" Street so that windows may remain closed without compromising the comfort of the occupants.	Applicant (Construction Contractor)	Review of Field verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.9 AIR QUALITY</b>			
SP 4.10-1. The Specific Plan will provide Commercial and Service uses in close proximity to residential subdivisions. <i>(The Landmark Village project provides Commercial and Service Uses in close proximity to residential subdivisions).</i>	Applicant	Approval of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
SP 4.10-2. The Specific Plan will locate residential uses in close proximity to Commercial uses, Mixed-Uses, and Business Parks. <i>(The Landmark Village project locates residential uses in close proximity to Commercial Uses and Mixed Uses).</i>	Applicant	Approval of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
SP 4.10-3. Bus pull-ins will be constructed throughout the Specific Plan site. <i>(The Landmark Village project provides for bus pull-ins at designated locations).</i>	Applicant	Final Highway Plan Check	1. LACDPW 2. LACDPW 3. Prior to Tentative Subdivision Map Approvals
SP 4.10-4. Pedestrian facilities, such as sidewalks, and community regional, and local trails, will be provided throughout the Specific Plan site. <i>(Pedestrian facilities, such as sidewalks, bike paths, and trails, will be constructed throughout the Landmark Village project, with future connections to other on-site and off-site future developments and designated trails).</i>	Applicant	Submittal of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
SP 4.10-5. Roads with adjacent trails for pedestrian and bicycle use will be provided throughout the Specific Plan site connecting the individual Villages and community. <i>(Roads with adjacent trails for pedestrian and bicycle use will be provided throughout the Landmark Village project site with future connections to future developments within Newhall Ranch)</i>	Applicant	Submittal of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.10-6. This mitigation measure has been replaced by measure LV 4.9-5. The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the Southern California Air Quality Management District (SCAQMD) which are applicable to the development of the subdivision (such as Rule 402 - Nuisance, Rule 403 - Fugitive Dust, Rule 1113 - Architectural Coatings) and which are in effect at the time of development. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of man-made fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or man-made condition capable of generating fugitive dust such as the mass and remedial grading associated with the project as well as weed abatement and stockpiling of construction materials (i.e., rock, earth, gravel). Rule 403 requires that grading operations either (1) take actions specified in Tables 1 and 2 of the Rule for each applicable source of fugitive dust and take certain notification and record keeping actions; or (2) obtain an approved Fugitive Dust Control Plan. A complete copy of the SCAQMD's Rule 403 Implementation Handbook, which has been included in <b>Appendix 4.10</b>, provides guideline tables to demonstrate the typical mitigation program and record keeping required for grading operations (Tables 1 and 2 and sample record keeping chart). The record keeping is accomplished by on-site construction personnel, typically the construction superintendent.</p> <p>Each future subdivision proposed in association with the Newhall Ranch Specific Plan shall implement the following if found applicable and feasible for that subdivision.</p> <p>GRADINGa. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more).b. Replace groundcover in disturbed areas as quickly as possible.c. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5 percent or greater silt content.d. Water active sites at least twice daily.e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.f. Monitor for particulate emissions according to District-specified procedures.g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114. PAVED ROADSh. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.</p>	Applicant	Plan CheckReview and apply applicable rules as part of environmental document	1. LACDRP
			2. LACDRP
			3. Prior to Tentative Subdivision Map Approvals

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>UNPAVED ROADS</p> <p>j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.</p> <p>k. Reduce traffic speeds on all unpaved roads to 15 mph or less.</p> <p>l. Pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles.</p> <p>m. Pave all construction access roads at least 100 feet on to the site from the main road.</p> <p>n. Pave construction roads that have a daily traffic volume of less than 50 vehicular trips.</p>			
<p>SP 4.10-7. This mitigation measure has been replaced by measure LV 4.9-6. Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the construction emission reduction measures indicated below (and in Tables 11-2 and 11-3 of the SCAQMD's CEQA Air Quality Handbook, as amended) shall be implemented if found applicable and feasible for that subdivision. Tables of currently applicable measures are provided for reference in EIR Appendix 4.10.</p> <p><b>ON-ROAD MOBILE SOURCE CONSTRUCTION EMISSIONS:</b></p> <p>a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours).c. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 PM and 6:00 AM and between 10:00 AM and 3:00 PM).d. Develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR) for construction employees.e. Implement a shuttle service to and from retail services and food establishments during lunch hours.f. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:- Rerouting construction traffic off congested streets;- Consolidating truck deliveries; and- Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.g. Prohibit truck idling in excess of two minutes.</p>	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. Prior to Tentative Subdivision Map Approvals</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p><b>OFF-ROAD MOBILE SOURCE CONSTRUCTION EMISSIONS:</b></p> <p>h. Use methanol-fueled pile drivers.<i>(Infeasible as written due to the present market for alternative fuels for use in construction equipment. Revised to provide greater flexibility in the selection of alternative fuel types.)</i></p> <p>i. Suspend use of all construction equipment operations during second stage smog alerts.</p> <p>j. Prevent trucks from idling longer than two minutes.</p> <p>k. Use electricity from power poles rather than temporary diesel-powered generators.</p> <p>l. Use electricity from power poles rather than temporary gasoline-powered generators.</p> <p>m. Use methanol- or natural gas-powered mobile equipment instead of diesel.<i>(Infeasible as written due to the present market for alternative fuels for use in construction equipment. Revised to provide greater flexibility in the selection of alternative fuel types.)</i></p> <p>n. Use propane- or butane-powered on-site mobile equipment instead of gasoline.<i>(Infeasible as written due to the present market for alternative fuels for use in construction equipment. Revised to provide greater flexibility in the selection of alternative fuel types.)</i></p> <p><i>(As discussed above, for purposes of the Landmark Village project, Specific Plan mitigation measure 4.10-7 is replaced by project specific mitigation measure LV 4.9-6.)</i></p>			
<p>SP 4.10-8. The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 – Nuisance, Rule 1102 – Petroleum Solvent Dry Cleaners, Rule 1111 – Oxides of Nitrogen (NO<sub>x</sub>) Emissions from Natural Gas-Fired, Fan-Type Central Furnaces, Rule 1146 – Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters) and which are in effect at the time of occupancy permit issuance.</p>	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. Prior to Tentative Subdivision Map Approvals</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.10-9. This mitigation measure has been replaced by measure LV 4.9-8. Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the operational emission reduction measures indicated below (and in Tables 11-6 and 11-7 of the SCAQMD's <i>CEQA Air Quality Handbook</i>, as amended) shall be implemented if found applicable and feasible for that subdivision. Tables of currently applicable measures are provided for reference in Appendix 4.10.</p> <p>On-Road Mobile Source Operational Emissions:</p> <p>Residential Uses</p> <p>a. Include satellite telecommunications centers in residential subdivisions (<i>No longer applicable as growth of internet allows residents to telecommute from home using personal computers.</i>)</p> <p>b. Establish a shuttle service from residential subdivisions to commercial core areas. (<i>Infeasible as written; shuttle services to be provided by commercial uses and public transit.</i>)</p> <p>c. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).</p> <p>d. Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks.</p> <p>e. Include retail services within or adjacent to residential subdivisions.</p> <p>f. Provide shuttles to major rail transit centers or multi-modal stations. (<i>Infeasible as written; shuttle services to be provided by commercial uses and public transit.</i>)</p> <p>g. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).</p> <p>h. Synchronize traffic lights on streets impacted by development.</p> <p>i. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes.</p> <p>Commercial Uses</p> <p>j. Provide preferential parking spaces for carpools and vanpools and provide 7-foot, 2-inch minimum vertical clearance in parking facilities for vanpool access.</p> <p>k. Implement on-site circulation plans in parking lots to reduce vehicle queuing.</p>	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP
			2. LACDRP
			3. Prior to Tentative Subdivision Map Approvals

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>l. Improve traffic flow at drive-throughs by designing separate windows for different functions and by providing temporary parking for orders not immediately available for pickup.m. Provide video-conference facilities. <i>(No longer applicable as growth of internet allows employees to attend videoconference from home using personal computers.)</i>n. Set up resident worker training programs to improve job/housing balance.o. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. <i>(No longer applicable as growth of internet allows employees to attend videoconference from home using personal computers.)</i>o. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. <i>(No longer applicable as growth of internet allows employees to attend videoconference from home using personal computers.)</i>p. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII). <i>(Not applicable to Landmark Village project as the commercial uses to be developed in this subdivision will be neighborhood supporting uses that do not utilize commercial vehicle fleets.)</i>q. Use low-emissions fleet vehicles:- TLEV- ULEV- LEV- ZEV(Not applicable to Landmark Village project as the commercial uses to be developed in this subdivision will be neighborhood supporting uses that do not utilize commercial vehicle fleets.)r. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202). (Rule 2202 applies to employers with more than 250 employees on a single worksite. The Landmark Village project does not include Business Park or similar uses that would generate significant levels of employment at a single location.)s. Implement a lunch shuttle service from a worksite(s) to food establishments. (Consistent with Rule 2202, this measure applies to employers with more than 250 employees on a single worksite. The Landmark Village project would not include the types of uses that would generate significant levels of employees at a single location. Therefore, this measure is not applicable to Landmark Village.)t. Implement compressed workweek schedules where weekly work hours are compressed into fewer than five days.- 9/80- 4/40- 3/36(The Landmark Village project does not include the types of uses that would generate significant levels of employment at a single location. Therefore, this measure is considered not applicable.)u. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites. (This measure is considered not applicable, because the uses proposed by the Landmark Village project are</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>not suited for imposition of a trip reduction plan. In addition, the requirement to achieve a specific AVR has been ruled unlawful and, therefore, is no longer recommended.)v. Utilize satellite offices rather than regular worksite to reduce VMT. (Removed No longer applicable as growth of internet allows employees to work from home on personal computers.)w. Establish a home-based telecommuting program.(No longer applicable as growth of internet allows employees to work from home on personal computers.)x. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. (Consistent with Rule 2202, this measure applies to employers with more than 250 employees on a single worksite. The Landmark Village project would not include the types of uses that would generate significant levels of employees at a single location. Therefore, this measure is not applicable to Landmark Village.)y. Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders.z. Provide on-site employee services such as cafeterias, banks, etc. (Consistent with Rule 2202, this measure applies to employers with more than 250 employees on a single worksite. The Landmark Village project would not include the types of uses that would generate significant levels of employees at a single location. Therefore, this measure is not applicable to Landmark Village.)aa. Establish a shuttle service from residential core areas to the worksite.(Infeasible as written due to the unlimited scope of worksite locations.)ab. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).ac. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ride sharers.ad. Include residential units within a commercial project.</p>			

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>ae. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots.af. Any two of the following:- Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths.- Include bicycle parking facilities, such as bicycle lockers and racks.- Include showers for bicycling employees' use.ag. Any two of the following:- Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks.- Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths.- Include showers for pedestrian employees' use.ah. Provide shuttles to major rail transit stations and multi-modal centers.<i>(Infeasible as written due to the unlimited scope of shuttle routes.)</i>ai. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).aj. Charge visitors to park.<i>(Infeasible as written due to the business implications of establishing parking fees at certain commercial uses (e.g., grocery stores, big-box retailers).)</i>ak. Synchronize traffic lights on streets impacted by development.</p>			

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>al. Reschedule truck deliveries and pickups to off-peak hours.am. Set up paid parking systems where drivers pay at walkup kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles.an. Require on-site truck loading zones.ao. Implement or contribute to public outreach programs.ap. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area.aq. Provide preferential parking spaces for carpools and vanpools and provide 7'2" minimum vertical clearance in parking facilities for vanpool access. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to preferential parking spaces for carpools and vanpools in Business Park uses. The Landmark Village project does not propose a Business Park.)</i>ar. Implement on-site circulation plans in parking lots to reduce vehicle queuing. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to improved circulation within Business Park parking lots. The Landmark Village project does not propose a Business Park.)</i>as. Set up resident worker training programs to improve job/housing balance. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to resident worker training programs for Business Park employees. The Landmark Village project does not propose a Business Park.)</i>at. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to establishment of home dispatching system for Business Park employees. The Landmark Village project does not propose a Business Park.)</i>au. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII). <i>(This mitigation measure is not applicable to the Landmark Village project. The measure refers to creation of a program designed to reduce use of vehicle fleets. The Landmark Village project does not propose a Business Park.)</i>av. Use low-emissions fleet vehicles:- TLEV- ULEV- LEV- ZEV<i>(This mitigation measure is not applicable to the Landmark Village project. The measure promotes use of alternative fuels in vehicle fleets. The Landmark Village project does not propose a Business Park.)</i>aw. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires employers in Business Parks to provide commuter information area. The Landmark Village project does not propose a Business Park.)</i>ax. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202). <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires employers in Business Parks to limit employee parking. The Landmark Village project does not propose a Business Park.)</i></p>			

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>ay. Implement compressed workweek schedules where weekly work hours are compressed into fewer than five days.- 9/80- 4/40- 3/36<i>(This mitigation measure is not applicable to the Landmark Village project. The measure promotes use of flexible work schedules in Business Park uses. The Landmark Village project does not propose a Business Park.)</i>az. Offer first right of refusal, low interest loans, or other incentives to employees who purchase or rent local residences. <i>(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure promotes use of incentives to Business Park employees who choose to reside in a local residence. The Landmark Village project does not propose a Business Park.)</i>ba. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure promotes use of a trip reduction plan for Business Park users. The Landmark Village project does not propose a Business Park.)</i>bb. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure promotes on-site childcare in Business Park uses. The Landmark Village project does not propose a Business Park.)</i>bc. Provide on-site employee services such as cafeterias, banks, etc. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide on-site employee amenities such as cafeterias or banks. The Landmark Village project does not propose a Business Park.)</i>bd. Establish a shuttle service from residential core areas to the worksite. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide shuttle service to residential areas. The Landmark Village project does not propose a Business Park.)</i></p>			

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>be. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters) <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires bus stops in Business Park uses. The Landmark Village project does not propose a Business Park.)</i>bf. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to encourage ridesharing and discourage travel in single occupancy vehicles. The Landmark Village project does not propose a Business Park.)</i>bg. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide parking in excess of code for park and ride lots. The Landmark Village project does not propose a Business Park.)</i>bh. Any two of the following:- Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths.- Include bicycle parking facilities, such as bicycle lockers and racks.- Include showers for bicycling employees' use.<i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to construct on-site improvements that encourage bicycling. The Landmark Village project does not propose a Business Park.)</i>bi. Any two of the following:- Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks.- Construct on-site pedestrian facility improvements, such as building access that is physically separated from street and parking lot traffic and walk paths.- Include showers for pedestrian employees' use. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide pedestrian facility improvements. The Landmark Village project does not propose a Business Park.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>bj. Provide shuttles to major rail transit stations and multi-modal centers. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide shuttles to transit stations. The Landmark Village project does not propose a Business Park.)</i>bk. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to contribute towards regional transit improvements. The Landmark Village project does not propose a Business Park.)</i>bl. Synchronize traffic lights on streets impacted by development. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to synchronize traffic signals affected by operation of the park. The Landmark Village project does not propose a Business Park.)</i>bm. Reschedule truck deliveries and pickups to off-peak hours. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to schedule deliveries at off-peak hours. The Landmark Village project does not propose a Business Park.)</i>bn. Implement a lunch shuttle service from a worksite(s) to food establishments. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to implement a lunch shuttle service. The Landmark Village project does not propose a Business Park.)</i>bo. Require on-site truck loading zones. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide on-site truck loading zones. The Landmark Village project does not propose a Business Park.)</i>bp. Install aerodynamic add-on devices to heavy-duty trucks. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to install aerodynamic devices on truck fleets. The Landmark Village project does not propose a Business Park.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>bq. Implement or contribute to public outreach programs. (This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to conduct public outreach programs to reduce VMT. The Landmark Village project does not propose a Business Park.)STATIONARY SOURCE OPERATIONAL EMISSIONSResidential Usesbr. Use solar or low emission water heaters.bs. Use central water heating systems.bt. Use built-in energy-efficient appliances.bu. Provide shade trees to reduce building heating/cooling needs.bv. Use energy-efficient and automated controls for air conditioners.bw. Use double-paned windows.bx. Use energy-efficient low-sodium parking lot lights.by. Use lighting controls and energy-efficient lighting.bz. Use fuel cells in residential subdivisions to produce heat and electricity.(This measure is not yet considered technically or economically feasible. There are presently no commercially available fuel cell applications for individual home use at a reasonable cost.)ca. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).cb. Use light-colored roofing materials to reflect heat.cc. Increase walls and attic insulation beyond Title 24 requirements.</p> <p>Commercial Uses</p> <p>cd. Use solar or low emission water heaters.</p> <p>ce. Use central water heating systems.</p> <p>cf. Provide shade trees to reduce building heating/cooling needs.</p> <p>cg. Use energy-efficient and automated controls for air conditioners.</p> <p>ch. Use double-paned windows.</p> <p>ci. Use energy-efficient low-sodium parking lot lights.</p> <p>cj. Use lighting controls and energy-efficient lighting.</p> <p>ck. Use light-colored roofing materials to reflect heat.</p> <p>cl. Increase walls and attic insulation beyond Title 24 requirements.</p> <p>cm. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>cn. Provide shade trees to reduce building heating/cooling needs. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide shade trees near structures. The Landmark Village project does not propose a Business Park.)</i></p> <p>co. Use energy-efficient and automated controls for air conditioning. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use energy efficient air conditioning. The Landmark Village project does not propose a Business Park.)</i></p> <p>cp. Use double-paned windows. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use energy efficient windows. The Landmark Village project does not propose a Business Park.)</i></p> <p>cq. Use energy-efficient low-sodium parking lot lights. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use energy efficient parking lot lighting. The Landmark Village project does not propose a Business Park.)</i></p> <p>cr. Use lighting controls and energy-efficient lighting. <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use energy efficient lighting. The Landmark Village project does not propose a Business Park.)</i></p> <p>cs. Use light-colored roofing materials to reflect heat. <i>(This mitigation is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use light color roofing materials. The Landmark Village project does not propose a Business Park.)</i></p> <p>ct. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting). <i>(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to orient the structure to account for passive solar design. The Landmark Village project does not propose a Business Park.)</i></p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>cu. Increase walls and attic insulation beyond Title 24 requirements. <i>(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure requires uses within the Business Park to increase wall insulation beyond code requirements. The Landmark Village project does not propose a Business Park.)</i></p> <p>cv. Improved storage and handling or source materials. <i>(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure requires uses within the Business Park to improve storage and handling. The Landmark Village project does not propose a Business Park.)</i></p> <p>cw. Materials substitution (e.g., use water-based paints, life-cycle analysis). <i>(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure requires uses within the Business Park to conduct materials substitution in their processes. The Landmark Village project does not propose a Business Park.)</i></p> <p>cx. Modify manufacturing processes (e.g., reduce process stages, closed-loop systems, materials recycling). <i>(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure addresses manufacturing uses within a Business Park. The Landmark Village project does not propose a Business Park.)</i></p> <p>cy. Resource recovery systems that redirect chemicals to new production processes. <i>(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure addresses manufacturing uses within a Business Park. The Landmark Village project does not propose a Business Park.)</i><i>(As discussed above, for purposes of the Landmark Village project, Specific Plan mitigation measure SP 4.10-9 is replaced by project specific mitigation measure LV 4.9-8.)</i></p>			
<p>SP 4.10-10. All non-residential development of 25,000 gross square feet or more shall comply with the County's Transportation Demand Management (TDM) Ordinance (Ordinance No. 93-0028M) in effect at the time of subdivision. The sizes and configurations of the Specific Plan's non-residential uses are not known at this time and the Ordinance specifies different requirements based on the size of the project under review. All current provisions of the ordinance are summarized in <b>Appendix 4.10</b>.</p>	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	<p>1. LACDPW</p> <p>2. LACDRP</p> <p>3. Tentative Map Approval or Building Permit, as applicable</p>
<p>SP 4.10-11. Subdivisions and buildings shall comply with Title 24 of the California Code of Regulations which are current at the time of development.</p>	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	<p>1. LACDPW, Building and Safety</p> <p>2. LACDPW, Building and Safety</p> <p>3. Tentative Map Approval or Building Permit, as applicable</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.10-12. Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW 2. LACDPW 3. Tentative Map Approval or Building Permit, as applicable
SP 4.10-13. Any on-site subterranean parking structures shall provide adequate ventilation systems to disperse pollutants and preclude the potential for a pollutant concentration to occur. <i>(This mitigation measure it is not applicable to the Landmark Village project. The measure addresses ventilation of subterranean parking garages. The Landmark Village project does not propose such parking facilities.)</i>			
SP 4.10-14. The sellers of new residential units shall be required to distribute brochures and other relevant information published by the SCAQMD or similar organization to new homeowners regarding the importance of reducing vehicle miles traveled and related air quality impacts, as well as on local opportunities for public transit and ridesharing.	Applicant	LACDRP Review of information package and distribution records	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)
LV 4.9-1. Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW 2. LACDPW 3. During Grading
LV 4.9-2. All on-road and off-road construction equipment shall use aqueous fuel, to the extent feasible, as determined by the County of Los Angeles. Aqueous fuel is a stable emulsion of up to 55 percent water and petroleum-based naphtha (a petroleum product from the earliest stages of the refinery process), with trace amounts of bonding and winterizing agents. It can be used to run both gasoline and diesel engines. Aqueous fuel is clean-burning and, based on information provided in the URBEMIS2007 model for its use in construction equipment, it can reduce NOx emissions by 15 percent and PM10 emissions, including PM2.5, by 50 percent.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW 2. LACDPW 3. During Grading

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.9-3. All on-road and off-road construction equipment shall employ cooled exhaust gas recirculation technology, to the extent feasible, as determined by the County of Los Angeles. Cooled exhaust gas recirculation (EGR) reduces CO, VOC, NO <sub>x</sub> , and PM <sub>10</sub> , including PM <sub>2.5</sub> , emissions as follows: Oxygen is required for fuel to be consumed in a combustion engine. The high temperatures found within combustion engines cause nitrogen in the surrounding air to react with any unused oxygen from the combustion process to form NO <sub>x</sub> . EGR technology directs some of the exhaust gases that have already been used by the engine and no longer contain much oxygen back into the intake of the engine. By mixing the exhaust gases with fresh air, the amount of oxygen entering the engine is reduced. Since there is less oxygen to react with, fewer nitrogen oxides are formed and the amount of nitrogen oxides that a vehicle releases into the atmosphere is decreased. The URBEMIS2007 model does not estimate emissions reductions from EGR.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW 2. LACDPW 3. During Grading and Construction
LV 4.9-4. All on-road and off-road construction equipment shall employ diesel particulate filters. Diesel particulate filters can reduce PM <sub>10</sub> emissions from construction equipment by as much as 85 percent based on information provided in the URBEMIS2007 model.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW 2. LACDPW 3. During Grading and Construction
LV 4.9-4a On-road construction trucks shall be routed away from sensitive receptor areas.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW 2. LACDPW 3. During Grading and Construction

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.9-4b Require all on-site construction equipment to meet EPA Tier 2 or higher emissions standards according to the following schedule:</p> <ul style="list-style-type: none"> <li>• April 1, 2010, to December 31, 2011: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</li> <li>• January 1, 2012, to December 31, 2014: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</li> <li>• Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</li> <li>• A copy of each unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.</li> </ul>	<p>Applicant (Construction Superintendent)</p>	<p>Field Verification</p>	<p>1. LACDPW</p> <p>2. LACDPW</p> <p>3. During Grading and Construction</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.9-5. (Replaces Mitigation Measure SP 4.10-6) The applicant shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 – Nuisance, Rule 403 – Fugitive Dust, Rule 1113 – Architectural Coatings) and which are in effect at the time of development. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of man-made fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or man-made condition capable of generating fugitive dust such as the mass and remedial grading associated with the project as well as weed abatement and stockpiling of construction materials (i.e., rock, earth, gravel). Rule 403 requires that grading operations either (1) take actions specified in Tables 1 and 2 of the Rule for each applicable source of fugitive dust and take certain notification and record keeping actions, or (2) obtain an approved Fugitive Dust Control Plan. A complete copy of the SCAQMD’s Rule 403 Implementation Handbook, which has been included in Recirculated Draft EIR Appendix 4.10, provides guideline tables to demonstrate the typical mitigation program and record keeping required for grading operations (Tables 1 and 2 and sample record-keeping chart). The record keeping is accomplished by on-site construction personnel, typically the construction superintendent. The project applicant or its designee shall implement the following:</p>	Applicant	<p>Plan Check</p> <p>Review and apply applicable rules as part of environmental document</p>	<p>1. LACDRP</p> <hr/> <p>2. LACDRP</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p><b>GRADING</b></p> <p>a. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <p>b. Replace groundcover in disturbed areas as quickly as possible.</p> <p>c. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5 percent or greater silt content.</p> <p>d. Water active sites at least twice daily.</p> <p>e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.</p> <p>f. Monitor for particulate emissions according to District-specified procedures.</p> <p>g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.</p> <p><b>PAVED ROADS</b></p> <p>h. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).</p> <p>i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.</p> <p><b>Unpaved Roads</b></p> <p>j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.</p> <p>k. Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.</p> <p>l. Pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles.</p> <p>m. Pave all construction access roads at least 100 feet on to the site from the main road.</p> <p>n. Pave construction roads that have a daily traffic volume of less than 50 vehicular trips.</p>			3. Prior to Tentative Subdivision Map Approvals

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.9-6. (Replaces Mitigation Measure SP 4.10-7) Prior to the approval of each future subdivision proposed in association with Landmark Village, each of the construction emission reduction measures indicated below, which are based on Tables 11-2 and 11-3 of the SCAQMD's CEQA <i>Air Quality Handbook</i>, shall be implemented:</p> <p><b>ON-ROAD MOBILE SOURCE CONSTRUCTION EMISSIONS:</b></p> <p>a. Configure construction parking to minimize traffic interference.b. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours).c. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 PM and 6:00 AM and between 10:00 AM and 3:00 PM).d. Develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR) for construction employees.e. Implement a shuttle service to and from retail services and food establishments during lunch hours.f. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets: - Rerouting construction traffic off congested streets; - Consolidating truck deliveries; and - Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.g. Prohibit truck idling in excess of two minutes.</p> <p>Off-Road Mobile Source Construction Emissions</p> <p>h. Use pile drivers powered by an alternative to diesel fuel.</p> <p>i. Suspend use of all construction equipment operations during second stage smog alerts.</p> <p>j. Prevent trucks from idling longer than two minutes.</p> <p>k. Use electricity from power poles rather than temporary diesel-powered generators.</p> <p>l. Use electricity from power poles rather than temporary gasoline-powered generators.</p> <p>m. Use mobile equipment powered by an alternative to diesel fuel.</p> <p>n. Use on-site mobile equipment powered by an alternative to gasoline.</p>	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<p>1. LACDRP</p> <hr/> <p>2. LACDRP</p> <hr/> <p>3. Prior to Tentative Subdivision Map Approvals</p>
<p>LV 4.9-7. Any dry cleaners proposing to locate on site shall utilize the services of off-site cleaning operations at already SCAQMD-permitted locations. No on-site dry cleaning operations shall be permitted within Landmark Village.</p>	Applicant	Site Plan Check	<p>1. LACDPW</p> <hr/> <p>2. LACDPW</p> <hr/> <p>3. Prior to Issuance of Building Permit</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV 4.9-8 (Replaces Mitigation Measure SP 4.10-9) Prior to the approval of each future subdivision proposed in association with Landmark Village, each of the operational emission reduction measures indicated below, which are based on Tables 11-6 and 11-7 of the SCAQMD's CEQA Air Quality Handbook, shall be implemented.</p> <p>On-Road Mobile Source Operational Emissions:</p> <p>Residential Usesa. Provide residents with information regarding the availability of existing shuttle service providers and public transit.b. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).c. Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks.d. Include retail services within or adjacent to residential subdivisions.e. Provide residents with information regarding the availability of existing shuttle service providers and public transit.f. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).g. Synchronize traffic lights on streets impacted by development.h. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes.Commercial Usesi. Provide preferential parking spaces for carpools and vanpools and provide 7 foot 2 inch minimum vertical clearance in parking facilities for vanpool access.j. Implement on-site circulation plans in parking lots to reduce vehicle queuing.</p>	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<p>1. LACDRP</p> <hr/> <p>2. LACDRP</p> <hr/> <p>3. Prior to Tentative Subdivision Map Approvals</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>k. Improve traffic flow at drive-throughs by designing separate windows for different functions and by providing temporary parking for orders not immediately available for pickup.</p> <p>l. Set up resident worker training programs to improve job/housing balance.</p> <p>m. Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders.</p> <p>n. Establish a shuttle service from residential core areas to the commercial core areas.</p> <p>o. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).</p> <p>p. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers.</p> <p>q. Include residential units within a commercial project.</p> <p>r. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots.</p> <p>s. Any two of the following:                      - Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths.                      - Include bicycle parking facilities, such as bicycle lockers and racks.                      - Include showers for bicycling employees' use.</p> <p>t. Any two of the following:- Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks.- Construct on-site pedestrian facility improvements, such as building access that is physically separated from street and parking lot traffic and walk paths.- Include showers for pedestrian employees' use.u. Provide shuttles from the commercial core areas to major transit stations.v. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).w. Charge visitors to park at specialty commercial/entertainment developments.x. Synchronize traffic lights on streets impacted by development.y. Reschedule truck deliveries and pickups to off-peak hours.z. Set up paid parking systems where drivers pay at walkup kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles.aa. Require on-site truck loading zones.ab. Implement or contribute to public outreach programs.ac. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area.Stationary Source Operational EmissionsResidentialad. Use solar or low emission water heaters.</p>			

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
ae. Use central water heating systems. af. Use built-in energy-efficient appliances. ag. Provide shade trees to reduce building heating/cooling needs. ah. Use energy-efficient and automated controls for air conditioners. ai. Use double-paned windows. aj. Use energy-efficient low-sodium parking lot lights. ak. Use lighting controls and energy-efficient lighting. al. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting). am. Use light-colored roofing materials to reflect heat. an. Increase walls and attic insulation beyond Title 24 requirements. Commercial Uses ao. Use solar or low emission water heaters. ap. Use central water heating systems. aq. Provide shade trees to reduce building heating/cooling needs. ar. Use energy-efficient and automated controls for air conditioners. as. Use double-paned windows. at. Use energy-efficient low-sodium parking lot lights. au. Use lighting controls and energy-efficient lighting. av. Use light-colored roofing materials to reflect heat. aw. Increase walls and attic insulation beyond Title 24 requirements. ax. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).			
LV 4.9-9. The project developer(s) shall coordinate with Santa Clarita Transit to identify appropriate bus stop/turnout locations.	Applicant	Site Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
LV 4.9-10. Kiosks containing transit information shall be constructed by the project applicant adjacent to selected future bus stops prior to initiation of bus service to the site.	Applicant	Site Plan Check	1. LACDRP 2. LACDRP 3. Prior to Issuance of Occupancy Permit
LV 4.9-11. Wood-burning fireplaces and stoves shall be prohibited in all residential units. Use of wood in fireplaces shall be prohibited through project Covenants, Conditions, and Restrictions (CC&R).	Applicant	Building Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.10 WATER SERVICE</b>			
<p>SP 4.11-1. The proposed Specific Plan shall implement a water reclamation system in order to reduce the Specific Plan's demand for imported potable water. The Specific Plan shall install a distribution system to deliver non-potable reclaimed water to irrigate land uses suitable to accept reclaimed water, pursuant to Los Angeles County Department of Health Standards. <i>(Consistent with this measure, the Project Description section of this EIR discusses the fact that the Landmark Village project will install and implement a recycled water delivery system in order to reduce the project's demand for imported potable water. As required by this measure, recycled (reclaimed) water would be used to irrigate land uses suitable to accept recycled water, pursuant to Los Angeles County Department of Health standards.)</i></p>	Applicant	Subdivision Map Improvement Plan Check	1. LACDRP
			2. LACDPW
			3. Prior to Issuance of Building Permit(s)
<p>SP 4.11-2. Landscape concept plans shall include a palette rich in drought-tolerant and native plants. <i>(Consistent with this measure, the Landmark Village project's landscape plans shall include a palette rich in drought-tolerant and native plants.)</i></p>	Applicant	Preliminary Landscape Plan Review	1. LACDPW
			2. LA County Fire Department or Parks and Recreation
			3. Prior to Recordation of Final Map

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.11-3. Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation. <i>(Consistent with this measure, the Landmark Village project's grading/landscape plans shall include a note requiring landscaping with materials that will eventually naturalize, requiring minimal irrigation.)</i>	Applicant	Preliminary Landscape Plan Review	1. LACDPW 2. LA County Fire Department or Parks and Recreation 3. Prior to Recordation of Final Map
SP 4.11-4. Water conservation measures as required by the State of California shall be incorporated into all irrigation systems. <i>(Consistent with this measure, the Landmark Village project shall incorporate into all of its irrigation systems, water conservation measures required by the State of California.)</i>	Applicant	Architectural Plans	1. California Department of Conservation 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit(s)
SP 4.11-5 The area within each future subdivision within Newhall Ranch shall be annexed to the Valencia Water Company prior to issuance of building permits. (This measure is not applicable to the Landmark Village project, because the project site is already located within the Valencia Water Company's service area.)	Not Applicable		
SP 4.11-6. In conjunction with the submittal of applications for tentative tract maps or parcel maps which permit construction, and prior to approval of any such tentative maps, and in accordance with the requirements of the Los Angeles County General Plan Development Monitoring System (DMS), as amended, Los Angeles County shall require the applicant of the map to obtain written confirmation from the retail water agency identifying the source(s) of water available to serve the map concurrent with need. If the applicant of such map cannot obtain confirmation that a water source(s) is available for buildout of the map, the map shall be phased with the timing of an available water source(s), consistent with the County's DMS requirements. <i>(Consistent with this measure, Valencia Water Company, the retail water purveyor for the Landmark Village project, has issued its SB 610 water supply assessment for the project, confirming the availability of water to serve the project concurrent with need.)</i>	Applicant	Written Confirmation of Water Availability	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Subdivision Maps

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.11-7. Prior to commencement of use, all uses of recycled water shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services. <i>(Consistent with this measure, the Landmark Village project's recycled water delivery system shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.)</i>	Applicant	Plan Check	1. County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Grading or Occupancy Permit(s) as applicable
SP 4.11-8. Prior to the issuance of building permits that allow construction, the applicant of the subdivision shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies). <i>(Consistent with this measure, prior to issuance of building permits, the applicant for the Landmark Village project shall finance the required water service extension/expansion costs to the Landmark Village subdivision through the payment of connection fees to the appropriate water agency or agencies.)</i>	Applicant	Payment of Connection Fees	1. Castaic Lake Water Agency (CLWA)/VWC 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits
SP 4.11-9. Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that the Upper Santa Clara Water Committee (or Santa Clarita Valley Water Purveyors), made up of the Castaic Lake Water Agency, Los Angeles County Waterworks District No. 36, Newhall County Water District, Santa Clarita Water Division of CLWA and the Valencia Water Company, prepare an annual water report that will discuss the status of groundwater within the Alluvial and Saugus Aquifers, and State Water Project water supplies as they relate to the Santa Clarita Valley. The report will also include an annual update of the actions taken by CLWA to enhance the quality and reliability of existing and planned water supplies for the Santa Clarita Valley. In those years when the Committee or purveyors do not prepare such a report, the applicant at its expense shall cause the preparation of such a report that is acceptable to the County to address these issues.  This annual report shall be provided to Los Angeles County who will consider the report as part of its local land use decision-making process. (As an update, a total of 11 annual water reports have been prepared and provided to the County of Los Angeles, the City of Santa Clarita, and other interested persons and organizations from 1998 through 2008. The latest 2009 Water Report is included in Recirculated Draft EIR Appendix 4.10.)	Applicant	Receipt of Annual Report	1. Board of Supervisors  2. LACDRP  3. Prior to Recordation of Final Subdivision Maps

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.11-10. Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that CLWA, in cooperation with other Santa Clarita Valley retail water providers, continue to update the Urban Water Management Plan (UWMP) for Santa Clarita Valley once every five years (on or before December 31) to ensure that the County receives up-to-date information about the existing and planned water supplies in the Santa Clarita Valley. The County will consider the information contained in the updated UWMP in connection with the County's future local land use decision-making process.</p> <p>The County will also consider the information contained in the updated UWMP in connection with the County's future consideration of any Newhall Ranch tentative subdivision maps allowing construction. (CLWA and other local retail water purveyors are expected to complete the 2005 Urban Water Management Plan (2005 UWMP) for the CLWA service area in the fall 2005. The County will consider the information contained in the adopted 2005 UWMP in connection with the Landmark Village project.) (This mitigation will be also applicable to subsequent updates to the UWMP).</p>	Applicant	<p>Receipt of written identification of water service from retailer</p>	<p>1. Board of Supervisors</p> <hr/> <p>2. LACDRP</p> <hr/> <p>3. Prior to Recordation of Final Subdivision Maps</p>
<p>SP 4.11-11 With implementation of the proposed Saugus ASR program, ASR wells shall be spaced so that adjacent non-project wells will not lose pumping capacity as a result of drawdown occurring during pumping of the ASR wells. (This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)</p>	Not Applicable		
<p>SP 4.11-12 With implementation of the proposed Saugus ASR program, the ultimate number of ASR wells to be constructed shall be sufficient to inject the ultimate target injection volume of 4,500 afy and withdraw the ultimate target withdraw volume of 4,100 afy. (This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)</p>	Not Applicable		
<p>SP 4.11-13 With implementation of the proposed Saugus ASR program, ASR wells shall be constructed in the following two general areas:</p> <p>(a) South of the Santa Clara River and west of Interstate 5. This location includes areas within the Newhall Ranch Specific Plan boundary. (This area is referred to as the "south ASR well field."); and</p> <p>(b) North of the Santa Clara River and west of Castaic Creek. (This location is referred to as the "north ASR well field.")</p> <p>(This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)</p>	Not Applicable		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.11-14 The Saugus Groundwater Banking/ASR program injection water must meet the water quality requirements of the State Regional Water Quality Control Board, Los Angeles Region. The water extracted for use on the Specific Plan site shall meet the Title 22 drinking water standards of the State Department of Health Services. (This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)	Not Applicable		
SP 4.11-15. Groundwater historically and presently used for crop irrigation on the Newhall Ranch Specific Plan site and elsewhere in Los Angeles County shall be made available by the Newhall Land and Farming Company, or its assignee, to partially meet the potable water demands of the Newhall Ranch Specific Plan. The amount of groundwater pumped for this purpose shall not exceed 7,038 Acre-feet per year (AFY). This is the amount of groundwater pumped historically and presently by the Newhall Land and Farming Company in Los Angeles County to support its agricultural operations. Pumping this amount will not result in a net increase in groundwater use in the Santa Clarita Valley. To monitor groundwater use, the Newhall Land and Farming Company, or its assignee, shall provide the County an annual report indicating the amount of groundwater used in Los Angeles County and the specific land upon which that groundwater was historically used for irrigation. For agricultural land located off the Newhall Ranch Specific Plan site in Los Angeles County, at the time agricultural groundwater is transferred from agricultural uses on that land to Specific Plan uses, The Newhall Land and Farming Company, or its assignee, shall provide a verified statement to the County's Department of Regional Planning that Alluvial aquifer water rights on that land will now be used to meet Specific Plan demand. (Consistent with this measure, the applicant will provide the County with the required annual report.)	Applicant	Receipt of written identification of water service provider or applicant	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps
SP 4.11-16. The agricultural groundwater used to meet the needs of the Specific Plan shall meet the drinking water quality standards required under Title 22 prior to use. (Consistent with this measure, the agricultural groundwater used to meet the needs of the Landmark Village project shall meet the drinking water quality standards required under Title 22 prior to use.)	Applicant	Receipt of written report on water quality from ASR program engineer	1. LACDPW 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.11-17. In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan, the County shall require the applicant of that map to cause to be prepared a supplemental or subsequent Environmental Impact Report, as appropriate, pursuant to CEQA requirements. By imposing this EIR requirement on each Newhall Ranch tentative subdivision map application allowing construction, the County will ensure that, among other things, the water needed for each proposed subdivision is confirmed as part of the County's subdivision map application process. This mitigation requirement shall be read and applied in combination with the requirements set forth in revised Mitigation Measure 4.11-6, above, and in Senate Bills 221 and 610, as applicable, regardless of the number of lots in a subdivision map. <i>(This measure has been satisfied by the County requiring preparation of this EIR for the Landmark Village project.)</i></p>	<p>Applicant</p>	<p>Review of Subdivision Map Application</p>	1. LACDPW
			2. LACDRP
<p>SP 4.11-18 The storage capacity purchased in the Semitropic Groundwater Banking Project by the Newhall Ranch Specific Plan applicant shall be used in conjunction with the provision of water to the Newhall Ranch Specific Plan. The applicant, or entity responsible for storing Newhall Ranch water in this groundwater bank, shall prepare an annual status report indicating the amount of water placed in storage in the groundwater bank. This report shall be made available annually and used by Los Angeles County in its decision-making processes relating to buildout of the Newhall Ranch Specific Plan. (This measure is not applicable to the Landmark Village project, because the water to be stored in the Semitropic Groundwater Banking Project is not needed to satisfy the water demand of the project or cumulative development in the Santa Clarita Valley.)</p>	<p>Not Applicable</p>		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.11-19. A Memorandum of Understanding (MOU) and Water Resource Monitoring Program has been entered into between United Water Conservation District and the Upper Basin Water Purveyors, effective August 20, 2001. The MOU/Water Resource Monitoring Program, when executed, will put in place a joint water resource monitoring program that will be an effective regional water management tool for both the Upper and Lower Santa Clara River areas as further information is developed, consistent with the MOU. This monitoring program will result in a database addressing water usage in the Saugus and Alluvium aquifers over various representative water cycles. The parties to the MOU intend to utilize this database to further identify surface water and groundwater impacts on the Santa Clara River Valley. The applicant, or its designee, shall cooperate in good faith with the continuing efforts to implement the MOU and Water Resource Monitoring Program.</p> <p>As part of the MOU process, the United Water Conservation District and the applicant have also entered into a "Settlement and Mutual Release" agreement, which is intended to continue to develop data as part of an on-going process for providing information about surface and groundwater resources in the Santa Clara River Valley. In that agreement, the County and the applicant have agreed to the following:</p>	Applicant	Review of Initial Study and subdivision maps	1. LACDRP
			2. LACDRP

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>4.3 Los Angeles County and Newhall will each in good faith cooperate with the parties to the MOU and will assist them as requested in the development of the database calibrating water usage in the Saugus and Alluvium aquifers over multi-year water cycles. Such cooperation will include, but not be limited to, providing the parties to the MOU with historical well data and other data concerning surface water</p> <p>4.4 Los Angeles County and Newhall further agree that the County of Los Angeles will be provided with, and consider, the then-existing data produced by the MOU's monitoring program in connection with, and prior to, all future Newhall Ranch subdivision approvals or any other future land use entitlements implementing the Newhall Ranch Specific Plan. If the then-existing data produced by the MOU's monitoring program identifies significant impacts to surface water or groundwater resources in the Santa Clara River Valley, Los Angeles County will identify those impacts and adopt feasible mitigation measures in accordance with the California Environmental Quality Act. (Since the MOU was signed in 2001, the United Water Conservation District and the Upper Basin Water Purveyors [CLWA, Los Angeles County Waterworks District #36, CLWA Santa Clarita Water Division, NCWD and Valencia Water Company] have worked together to accomplish the stated purpose and objectives of the MOU. The MOU has resulted in the collection and analysis of groundwater and other hydrologic data, along with construction and calibration of a sophisticated regional groundwater flow model for the Upper Basin. These efforts benefit the service areas of both the United Water Conservation District and the Upper Basin water purveyors.) and groundwater in the Santa Clara River and, in the case of Newhall, providing Valencia Water Company with access to wells for the collection of well data for the MOU.</p>			<p>3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.11-20 The Specific Plan applicant, or its successors, shall assign its acquired Nickel Water rights to the Valencia Water Company or CLWA, and, in consultation with the Valencia Water Company, CLWA or their designee(s), the applicant shall ensure that the Nickel Water is delivered to the appropriate place of use necessary to serve the Newhall Ranch Specific Plan at the time of need, as determined by the County of Los Angeles through required SB221 and/or SB610 analyses for future subdivision map applications. Upon approval of the Specific Plan, the applicant, Valencia Water Company, CLWA or a designee, will take delivery of the Nickel Water, so that such water will be used, or stored for use, for the Specific Plan in future years. To ensure that an adequate supply of water is available for the Specific Plan over the long-term, the decision of whether or not the Nickel Water agreement should be extended or otherwise canceled cannot occur without first obtaining CLWA's concurrence. If the applicant, or its designee, seeks to not extend the Nickel Water agreement beyond its initial 35-year term, or seeks to cancel said agreement prior to the expiration of its initial 35-year period, or the expiration of the 35-year option period, if exercised, then the applicant, or its designee, must obtain CLWA's written concurrence and that concurrence must include findings to the effect that other equivalent water supplies are available at a comparable cost and that non-extension or cancellation of the agreement will not impact the water supplies of Newhall Ranch and the rest of the Santa Clarita Valley. (This measure is not applicable to the Landmark Village project, because Newhall's Nickel Water rights are not needed at this time to satisfy the water demand of the project or cumulative development in the Santa Clarita Valley. However, as stated above, the applicant has stored Nickel Water in the Semitropic Groundwater Bank, and will continue to do so in future years.)</p>	Not Applicable		
<p>SP 4.11-21. The applicant, in coordination with RWQCB staff, shall select a representative location upstream and downstream of the Newhall Ranch Specific Plan and sample surface and groundwater quality. Sampling from these two locations would begin upon approval of the first subdivision map and be provided annually to the RWQCB and County for the purpose of monitoring water quality impacts of the Specific Plan over time. If the sampling data results in the identification of significant new or additional water quality impacts resulting from the Specific Plan, which were not previously known or identified, additional mitigation shall be required at the subdivision map level.</p>	Applicant	Water quality sampling in coordination with RWQCB staff	<p>1. LACDRP 2. LACDRP/RWQCB 3. Concurrent with Approval of the first Subdivision Map which permits construction, and annually thereafter.</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.11-22. Beginning with the filing of the first subdivision map allowing construction on the Specific Plan site and with the filing of each subsequent subdivision map allowing construction, the Specific Plan applicant, or its designee, shall provide documentation to the County of Los Angeles identifying the specific portion(s) of irrigated farmland in the County of Los Angeles proposed to be retired from irrigated production to make agricultural water available to serve the subdivision. As a condition of subdivision approval, the applicant or its designee, shall provide proof to the County that the agricultural land has been retired prior to issuance of building permits for the subdivision.</p> <p>(Consistent with this measure, the applicant of the Landmark Village project has provided the County with the required documentation. As a condition of approval of the Landmark Village tract map, the applicant will provide proof to the County that the agricultural land in the County proposed to be retired from irrigated production, in fact, has been retired prior to issuance of building permits for the Landmark Village subdivision.)</p>	Applicant	Receipt of written report from applicant	1. LACDRP
			2. LACDRP
			3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
<p>SP Condition of Approval</p> <p>Prior to approval of the first subdivision map which permits construction, a report will be provided by the applicant which evaluates methods to recharge the Saugus Aquifer within the Specific Plan, including the identification of appropriate candidate land areas for recharge. The report shall be subject to approval by the Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW</p>	Applicant	Receipt of written report from applicant	1. LACDPW
			2. LACDPW
			3. Prior to Approval of the first Tentative Tract Map
<p>LV 4.10-1 Prior to the issuance of building permits associated with each subdivision map allowing construction within the Landmark Village site, the applicant shall pay Facility Capacity Fees to the Castaic Lake Water Agency (CLWA) in accordance with CLWA policies and procedures.</p>	Applicant	Payment of Connection Fees	Castaic Lake Water Agency (CLWA)
			2. LACDPW, Building and Safety
			3. Prior to Issuance of Building Permits
<b>4.11 WASTEWATER DISPOSAL</b>			
<p>SP 4.12-1. The Specific Plan shall reserve a site of sufficient size to accommodate a water reclamation plant to serve the Newhall Ranch Specific Plan. <i>(This measure is complete).</i></p>	Applicant	Specific Plan Review	1. LA County Department of Regional Planning
			2. LA County Department of Regional Planning
			3. Prior to Final Approval of Specific Plan

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.12-2. A 5.8 to 6.9 million gallon per day (mgd) water reclamation plant shall be constructed on the Specific Plan site, pursuant to County, state, and federal design standards, to serve the Newhall Ranch Specific Plan. <i>(This measure will be implemented pursuant to the project-level analysis already completed for the Newhall Ranch WRP in the certified Newhall Ranch Specific Plan EIR.)</i>	WRP Applicant	Review of WRP Construction Plans	1. County Sanitation Districts of Los Angeles County (CSDLAC) 2. CSDLAC 3. Prior to Demand for First Phase or WRP Capacity
SP 4.12-3. The Conceptual Backbone Sewer Plan shall be implemented pursuant to County, state, and federal design standards.	Applicant (Project Engineer)	Review of Tentative Map	1. LACDPW 2. LACDPW 3. Prior to Approval of Tentative Maps
SP 4.12-4. Prior to recordation of each subdivision permitting construction, the applicant of each subdivision shall obtain a letter from the new County sanitation district stating that treatment capacity will be adequate for that subdivision.	Applicant	Review Final Subdivision Map	1. CSDLAC 2. LACDPW 3. Prior to Recordation of Each Final Subdivision Map
SP 4.12-5. All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles Department of Public Works and the County Sanitation Districts of Los Angeles County, and/or the new County sanitation district or similar entity in accordance with their manuals, criteria, and requirements.	Applicant (Project Engineer)	Review Final Subdivision Plans	1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. Prior to Recordation of Each Final Subdivision Map
SP 4.12-6 Pursuant to Los Angeles County Code, Title 20, Division 2, all industrial waste pretreatment facilities shall, prior to the issuance of building permits, be reviewed by the County of Los Angeles Department of Public Works, Industrial Waste Planning and Control Section and/or the new County sanitation district, to determine if they would be subject to an Industrial Wastewater Disposal Permit.	LACDPW	Review of Project Plans	1. LADPW 2. LADPW 3. Prior to Issuance of Building Permit
SP 4.12-7. Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District.	LACDPW	Review of Final Sewer Plans	1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. After County Acceptance of Sewer Improvements

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.12 SOLID WASTE DISPOSAL</b>			
<p>SP 4.15-1. Each future subdivision which allows construction within the Newhall Ranch Specific Plan shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of subdivision review. Current applicable regulations include recycling areas that are:</p> <ul style="list-style-type: none"> <li>· compatible with nearby structures;</li> <li>· secured and protected against adverse environmental conditions;</li> <li>• clearly marked, and adequate in capacity, number and distribution;</li> <li>• in conformance with local building code requirements for garbage collection access and clearance;</li> <li>• designed, placed and maintained to protect adjacent developments and transportation corridors from adverse impacts, such as noise, odors, vectors, or glare;</li> <li>• in compliance with federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety; and</li> <li>• convenient for persons who deposit, collect, and load the materials.</li> </ul>	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division
			2. LACDPW, Waste Management Division
			3. Prior to Tentative Map Approval
<p>SP 4.15-2. Future multi-family, commercial, and industrial projects within the Specific Plan shall provide accessible and convenient areas for collecting and loading recyclable materials. These areas are to be clearly marked and adequate in capacity, number, and distribution to serve the development.</p>	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division
			2. LACDPW, Waste Management Division
			3. Prior to Tentative Map Approval
<p>SP 4.15-3. The first purchaser of each residential unit within the Specific Plan shall be given educational or instructional materials which will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials.</p>	Applicant	Review of Information Package and Distribution Records	1. LACDRP
			2. LACDRP
			3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)
<p>SP 4.15-4. The applicant of all subdivision maps which allow construction within the Specific Plan shall comply with all applicable future state and Los Angeles County regulations and procedures for the use, collection, and disposal of solid and hazardous wastes.</p>	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division
			2. LACDPW, Waste Management Division
			3. Prior to Tentative Map Approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.12-1. The project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also prepare a Recycling and Reuse Plan to recycle, at a minimum, 50 percent of the construction and demolition debris, which shall be submitted to the Los Angeles County Environmental Programs Division.	Applicant	Review of Waste Management Plan and corresponding reports	1. Los Angeles County Environmental Programs Division 2. Los Angeles County Environmental Programs Division 3. Prior to Grading Permit
<b>4.13 SHERIFF SERVICES</b>			
SP 4.17-1. As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff's Department design requirements (such as those pertaining to site access, site security lighting, etc.) which will reduce demands for Sheriff's service to the subdivisions and which will help ensure adequate public safety features within the tract designs.	Applicant	Plan Check  Field Verification	1. LA County Sheriff's Department 2. LA County Sheriff's Department 3. Prior to Final Map Approvals and Verify Prior to Issuance of Occupancy Permits
LV 4.13-1. Construction signs shall be posted with a reduced construction zone speed limit. These signs shall be posted to the satisfaction of the California Highway Patrol.	Applicant	Field Verification	1. California Highway Patrol 2. California Highway Patrol 3. During All Construction Phases
LV 4.13-2. Prior to the commencement of construction activities, the project applicant, or its designee, 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 associated with construction-related activities.	Applicant	Contract Review  Field Verification	1. California Highway Patrol 2. California Highway Patrol 3. During Chiquito Canyon Grading Site Phase

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.13-3. Prior to the commencement of construction activities, the project applicant, or its designee shall prepare an approved traffic management plan for construction activities affecting rights-of-way within the jurisdiction of Caltrans and the Los Angeles County Department of Public Works.	Applicant	Review of Approved Traffic Management Plan	1. LA County Sheriff's Department 2. LA County Sheriff's Department 3. Prior to Issuance of Grading Permit
LV 4.13-4. Prior to the issuance of building permits for commercial, office, and industrial development, and for single-family and multi-family residential development where a Capital Improvement/Construction Plan has been adopted, the project applicant, or its designee shall pay the law enforcement facilities fee required by the Los Angeles County Code.	Applicant	Payment of Fees	1. LA County Sheriff's Department 2. LA County Sheriff's Department 3. Prior to Issuance of Building Permits
<b>4.14 FIRE PROTECTION SERVICES</b>			
SP 4.18-1. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. 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 County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone.	Applicant	Receipt and Review of Wildfire Fuel Modification Plan	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Approval of Final Maps
SP 4.18-2. Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval.	Applicant	Field Verification of Required Fire Flows	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Occupancy Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.18-3. Each subdivision map and site plan for the proposed Specific Plan shall comply with all applicable building and fire codes and hazard reduction programs for Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval.	Applicant	Field Verification	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Occupancy Permits
<p>SP 4.18-4. The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "Fire District") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The Fire District will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3-engines, 1 paramedic squad and 63 percent of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation.</p> <p>Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District, will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.</p>	Not Applicable		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
The Fire District and the developer will mutually agree to the requirements of first-phase protection requirements based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("fire protection plan") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the Fire District. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the Newhall Ranch development. The developer and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly. <i>(This measure has been superceded by the ongoing MOU process. Mitigation Measure LV 4.14-2 contains the updated requirements.)</i>			
LV 4.14-1. Prior to approval of a final subdivision map for the project, the applicant must prepare and submit for approval by the County Fire Department a fuel modification plan, a landscape plan and an irrigation plan for the project, as required by Section 1117.2.1 of the County of Los Angeles Fire Code.	Applicant	Receipt and Review of Fuel Modification Plan, Landscape Plan, and Irrigation Plan	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Approval of First Final Subdivision Map
LV 4.14-2. Prior to the issuance of any building permits, the applicant must obtain approval of a Memorandum of Understanding (MOU) from the Fire Chief of the Fire District that sets out requirements necessary to fully mitigate all impacts of the Newhall Ranch Project on fire protection and emergency medical services. The MOU will include the provisions for apparatus, land, construction, and equipping of fire stations, and other requirements necessary to fully mitigate the impacts of the Newhall Ranch Project on emergency services. For the Landmark Project, the MOU will require a fully equipped fire stations that is constructed on 1.25 acres and built to Fire District approved requirements/specifications, and vehicle apparatus (a fully equipped pumper engine and paramedic squad) be conveyed by applicant to the Fire District prior to the issuance of the 723 <sup>rd</sup> certificate of occupancy.	Applicant	Execution of MOU	1. LA County Fire Department 2. LA County Fire Department

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
For the remaining two fire stations, the Fire District will evaluate with the applicant the requirements of first-phase protection based upon projected response/travel coverage with the goal of achieving five-minute response coverage. The results of such evaluation shall include requirements for first-phase fire protection (“fire protection plan”) and the criteria for timing the development of each of the fire stations, which will be defined in a Memorandum of Understanding between the applicant and the Fire Chief of the Fire District. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the applicant at mutually agreed-upon locations, to be replaced by the permanent stations, which will be located within the Newhall Ranch development. The use of such temporary fire stations must be approved by the Fire District and detailed in the MOU. The applicant and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly.			3. Prior to Issuance of any Building Permit
LV 4.14-3. If the project applicant alters the Fire District’s road access, it must provide paved access acceptable to the Fire District from Chiquito Canyon Road to the Del Valle facility.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permits
LV 4.14-4. The proposed development shall provide multiple ingress/egress access for the circulation of traffic, and emergency response issues. Said determinations shall be approved through the tentative map approval.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
LV 4.14-5. The development of this project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. Specifics for said requirements shall be established during the review and approval process of the tentative map.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.14-6. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.	Applicant	Plan Review	1. LA County Fire Department
			2. LA County Fire Department
			3. Prior to Issuance of Building Permit
LV 4.14-7. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.	Applicant	Plan Review	1. LA County Fire Department
			2. LA County Fire Department
			3. Prior to Issuance of Building Permit
LV 4.14-8. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width and indicated on the Tentative or Exhibit "A" maps. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.	Applicant	Plan Review	1. LA County Fire Department
			2. LA County Fire Department
			3. Prior to Issuance of Building Permit
LV 4.14-9. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, 6 inches. Applicant to obtain all necessary permits prior to the commencement of trimming of any protected tree species.	Applicant	Field Inspection	1. LA County Fire Department
			2. LA County Fire Department
			3. LA County Forester
LV 4.14-10. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet.	Applicant	Plan Review	1. LA County Fire Department
			2. LA County Fire Department
			3. Prior to Final Map Approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.14-11. When involved with a subdivision in unincorporated areas within the County of Los Angeles, Fire Department, requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting during the subdivision tentative map stage.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
LV 4.14-12. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is encouraged that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permit
LV 4.14-13. Prior to construction, the following items shall be addressed:  a. Installation and inspection of the required all weather access to be provided as determined by building permit issuance. b. Fire hydrants shall be installed and tested prior to the clearance for the commencement of construction.	Applicant	Plan Review/Field Inspection	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Building Permit Issuance
INSTITUTIONAL: LV 4.14-14. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration as outlined in the 2002 County of Los Angeles Fire Code Appendix III-AA. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permit
LV 4.14-15. Fire hydrant spacing shall be based on fire flow requirements as outlined in the 2002 County of Los Angeles Fire Code Appendix III-BB. Additional hydrants will be required if hydrant spacing exceeds specified distances.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.14-16. All access devices and gates shall comply with California Code of Regulations, Title 19, Article 3.05 and Article 3.16.Los Angeles County Fire Department Regulation #5.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
<b>COMMERCIAL/HIGH-DENSITY RESIDENTIAL:</b> LV 4.14-17. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, their relationship to other structures, property lines, and types of construction used. Fire flows shall be established as part of the tentative map review process with the submittal of architectural details to determine actual flow requirement. If adequate architectural detail is unavailable during the tentative map review process, maximum fire flows will be established with the ability of the fire flow to be changed during the actual architectural plan review by Fire Prevention Engineering for building permit issuance.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of a Building Permit
LV 4.14-18. Fire hydrant spacing shall be 300 feet and shall meet the following requirements: a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant. b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant. c. Additional hydrants will be required if hydrant spacing exceeds specified distances. d. When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block. e. A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of a Building Permit
LV 4.14-19. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.14-20. All on-site driveways/roadways shall provide a minimum unobstructed width of 26 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
LV 4.14-21. Driveway width for non-residential developments shall be increased when any of the following conditions will exist: a. Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure. b. Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway. c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans. d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in 3-inch-high letters. Driveway labeling is necessary to ensure access for Fire Department use.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
SINGLE-FAMILY/TWO-FAMILY DWELLING UNITS: LV 4.14-22. Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two-family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more condominium units are taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.	Applicant	Plan Review/Field Inspection	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Building Permit Issuance
LV 4.14-23. Fire hydrant spacing shall be 600 feet and shall meet the following requirements: a. No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant. b. Lots of 1 acre or more shall place no portion of a structure where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant. c. When cul-de-sac depth exceeds 450 feet on a residential street, fire hydrants shall be required at the corner and mid-block. d. Additional hydrants will be required if hydrant spacing exceeds specified distances during the tentative map review process or building permit plan check.	Applicant	Plan Review/Field Inspection	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV-4.14-24. Streets or driveways within the development shall be provided with the following:</p> <p>a. Provide 36 feet in width on all streets where parking is allowed on both sides.</p> <p>b. Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.</p> <p>c. Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.</p> <p>d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in 3-inch-high letters. Driveway labeling is necessary to ensure access for Fire Department use.</p> <p>e. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.</p>	Applicant	Plan Review	1. LA County Fire Department
			2. LA County Fire Department
			3. Prior to Final Map Approval
<p>LV 4.14-25. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.</p>	Applicant	Plan Review	1. LA County Fire Department
			2. LA County Fire Department
			3. Prior to Final Map Approval
<p>LIMITED ACCESS DEVICES (GATES, ETC.):</p> <p>LV 4.14-26 All access devices and gates shall meet the following requirements:</p> <p>a. Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky.</p> <p>b. Any divided gate opening (when each gate is used for a single-direction of travel – i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.</p> <p>c. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.</p> <p>d. All limited access devices shall be of a type approved by the Fire Department.</p> <p>e. Gate detail plans shall be submitted for review and approval to the Fire Department as part of the tentative map submittal or prior to installation. These plans shall show all locations, widths, and details of the proposed gates.</p>	Applicant	Plan Review	1. LA County Fire Department
			2. LA County Fire Department
			3. Prior to Final Map Approval

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.15 EDUCATION</b>			
SP 4.16-1. The Specific Plan developer shall reserve five elementary schools sites, one junior high school site and one high school site, of 7 to 10, 20 to 25, and 40 to 45 acres in size, respectively, depending upon adjacency to local public parks and joint use agreements.	Applicant	Tentative Tract Map Subdivision Review	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Final Approval of Tentative Tract Maps
SP 4.16-2. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District.	Applicant	Verification of Compliance from School District	1. Newhall School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
SP 4.16-3. The developer of future subdivisions which allow construction will 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.	Applicant	Verification of Compliance from School District	1. William S Hart Unified High School District (WSHUHSD) 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
SP 4.16-4. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District.	Applicant	Verification of Compliance from School District	1. Castaic Union School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
SP 4.16-5. In the event that School District boundaries on the Specific Plan site remain unchanged, prior to recordation of all subdivision maps which allow construction, the developer of future subdivisions which allow construction is to pay to the Castaic Union School District the statutory school fee for commercial/industrial square footage pursuant to Government Code Sections 65995 and 65996, unless a separate agreement to the contrary is reached with the District.	Applicant	Payment of Fees	1. Castaic Union School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.16 PARKS AND RECREATION</b>			
SP 4.20-1. Development of the Newhall Ranch Specific Plan will provide the following acreages of parks and Open Area: • Ten public Neighborhood Parks totaling 55 acres; • Open Areas totaling 1,106 acres of which 186 acres are Community Parks; • High Country Special Management Area of 4,214 acres; • River Corridor Special Management Area of 819 acres; • a 15-acre Lake; • an 18-hole Golf Course; and • a trail system consisting of: - Regional River Trail, - Community Trails, and - Unimproved Trails.	Applicant	Subdivision Review for Compliance with Specific Plan	1. LA County Department of Regional Planning
			2. LA County Department of Regional Planning
			3. Processing of Tentative Subdivision Maps
SP 4.20-2. Prior to the construction of the proposed trail system, the project applicant shall finalize the alignment of trails with the County Department of Parks and Recreation.	Applicant	Verification of Consultation of Department of Parks and Recreation	1. LACDRP
			2. LA County Department of Parks and Recreation
			3. Prior to Issuance of Grading Permit for Trails
SP 4.20-3. Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards. Because the proposed Landmark Village project meets the County parkland requirements and exceeds the Quimby Act requirements, no further mitigation measures are required for the proposed project beyond those adopted as part of the Newhall Ranch Specific Plan.	Applicant	Trails Plan Review  Field Verification	1. LA County Department of Parks and Recreation
			2. LA County Department of Parks and Recreation
			3. Prior to Approval of Trail Plans and Verify Upon Construction Completion

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.17 LIBRARY SERVICES</b>			
<p>SP 4.19-1. The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment, and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the Specific Plan parking requirements, the County Building Code, and other applicable rules. The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person.</p> <p>The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s).</p> <p>Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("Library Construction Plan") and the criteria for timing the completion of the library(s) will be defined in a Memorandum of Understanding between the developer and the County Librarian. Such Memorandum of Understanding shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.</p>	Applicant	<p>Review of Memorandum of Understanding and Library Construction Plan</p>	<p>1. LA County Library</p> <hr/> <p>2. LACDPW</p> <hr/> <p>3. Prior to Issuance of First Residential Building Permit</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.</p> <p>No payment of any sort with respect to library facilities will be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.</p>			
<b>4.18 AGRICULTURAL RESOURCES</b>			
<p>SP 4.4-1. Purchasers of homes located within 1,500 feet of an agricultural field or grazing area are to be informed of the location and potential effects of farming uses prior to the close of escrow.</p>	Applicant	Include this Information in CC&Rs	<p>1. LA County Department of Regional Planning</p> <p>2. LA County Department of Regional Planning</p> <p>3. At Home Sales</p>
<p>SP 4.4-2 New homes within 1,500 feet of farming uses within Ventura County, if any, are to be informed that agricultural activities within Ventura County are protected under the County's right-to-farm ordinance, and are to be provided with copies of the County's Amended Ordinance 3730-5/7/85. <i>(This mitigation measure is not applicable to the Landmark Village tract map site due to its distance from Ventura County.)</i></p>	Not Applicable		
<p>LV 4.18-1 In order to minimize the premature conversion of agricultural lands and to track that conversion, prior to issuance of the first grading permit in areas of Landmark Village where agricultural soils designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), Newhall Land shall prepare a phasing map to document the phased discontinuation of existing agricultural activities located within the Landmark Village Project area over the course of its development.</p>	Applicant	Plan Check	<p>1. LA County Department of Regional Planning</p> <p>2. LA County Department of Regional Planning</p> <p>3. Prior to the Issuance of Building Permits</p>

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<b>4.19 UTILITIES</b>			
SP 4.14-1. All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.	Applicant	Plan Check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)
SP 4.14-2. Southern California Edison (SCE) or other energy provider is to be notified of the nature and extent of future development on the Specific Plan site prior to recordation of all future subdivisions.	Applicant	Receipt of Notification to Energy Provider	1. LACDRP 2. LACDRP 3. Prior to Recordation of All Subdivisions
SP 4.14-3. All future tract maps are to comply with SCE or other energy provider guidelines for grading, construction, and development within SCE easements.	Applicant (Construction Contractor)	Plan Check	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Final Tract Map Approvals and Verify Prior to Issuance of Occupancy Permits
SP 4.14-4. Electrical infrastructure removals and relocations are to be coordinated between the Specific Plan engineer and SCE or other energy provider as each tract is designed and constructed.	Applicant (Specific Plan Engineer)	Receipt of Verification of Such Consultations	1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval and During Construction
SP 4.14-5. All future tract maps are to be reviewed by Los Angeles County to ensure adequate accessibility to SCE or other energy provider facilities as a condition of their approvals.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval
SP 4.14-6 Upon transfer of the High Country Special Management Area to another entity for long-term maintenance, continued and adequate access to all Southern California Edison facilities in the High Country Special Management Area is to be ensured within the transfer agreement. <i>(This mitigation measure is not applicable to the Landmark Village project because Landmark Village is not located within the High Country SMA.)</i>	Not Applicable		

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.13-1. All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.	Applicant/Future Owners and Operators within project	Plan Check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)
SP 4.13-2. A letter from Southern California Gas Company (SCGC) or other gas provider is to be obtained prior to recordation of all future subdivisions stating that service can be provided to the subdivision under recordation.	Applicant	Receipt of Letter from Gas Provider	1. LACDRP 2. LACDRP 3. Prior to Recordation of Final Maps
SP 4.13-3. The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within SCGC easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	Applicant (Construction Contractor)	Receipt and implementation of Such Requirements from SCGC	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Grading and Construction Operations
SP 4.13-4. 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 and within the vicinity of the high-pressure gas mains.	Applicant	Include in Sale/Lease Disclosure Documents	1. LACDRP 2. LACDRP 3. Prior to Issuance of Occupancy Permits
<b>4.20 MINERAL RESOURCES (There are no mineral resource mitigation measures required)</b>			
<b>4.21 ENVIRONMENTAL SAFETY</b>			
SP 4.5-1 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 100–110 kV lines; 150 feet from the 220–230 kV lines; and 250 feet from the 345 kV lines. <i>(This mitigation measure is not applicable to the Landmark Village project, because the school on the project site will be located over 500 feet from the nearest overhead transmission line.)</i>	Not Applicable		
SP 4.5-2. Only non-habitable structures shall be located within SCE easements.	Applicant	Tentative Tract Map Review	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Tract Maps

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.5-3. Prior to issuance of grading permits, all abandoned oil and natural gas-related sites must be remediated to the satisfaction of the California Department of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the Regional Water Quality Control Board (Los Angeles region).	Applicant/On-Site Oil and Natural Gas Producers	Confirmation that Oil- and Natural Gas-Related Sites are Satisfactorily Remediated	1. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; LA County Fire Department and RWQCBLAR 2. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; LA County Fire Department and RWQCBLAR 3. Prior to Issuance of Grading Permits
SP 4.5-5. The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within Southern California Gas Company easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	Applicant (Civil Engineer)	Grading Plan Check	1. SCGC 2. LACDPW 3. Prior to Approval of Grading Plan
SP 4.5-6. All potential buyers or tenants of property in the vicinity of Southern California Gas Company transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.	Applicant	Include this Information in CC&Rs	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. At Home Sales

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
SP 4.5-7. In accordance with the provisions of the Los Angeles County Building Code, Section 308(d), all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be provided with methane gas protection systems. Buildings located between 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the State of California Division of Oil and Gas. <i>(To reflect updated provisions of the Los Angeles County Building Code, this mitigation measure is replaced by LV 4.21-6.)</i>	Applicant (Building Contractors)	Include this Requirement in Building Specifications  Field Verification	1. California Department of Conservation, Division of Oil and Gas and LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
SP 4.5-8. In accordance with the provisions of the Los Angeles County Building Code, Section 308(c), all buildings and structures located within 1,000 feet of a landfill containing decomposable material (in this case the Chiquito Canyon Landfill) shall be provided with a landfill gas migration protection and/or control system. <i>(To reflect updated provisions of the Los Angeles County Building Code, this mitigation measure is replaced by LV 4.21-6.)</i>	Applicant (Building Contractors)	Include this Requirement in Building Specifications  Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
SP 4.5-9. In accordance with the provisions of the Los Angeles County Code, Title 11, Division 4, Underground Storage of Hazardous Materials regulations, the County of Los Angeles Department of Public Works shall review, prior to the issuance of building permits by the County of Los Angeles, any plans for underground hazardous materials storage facilities (e.g., gasoline) that may be constructed or installed within the Specific Plan.	Applicant (Building Contractors)	Include this Requirement in Building Specifications  Field Verification	1. LACDPW, Building and Safety; LA County Fire Department 2. LACDPW, Building and Safety; LA County Fire Department 3. Prior to Issuance of Occupancy Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>LV-4.21-1. During grading operations, those areas of the Landmark Village tract map property, the Adobe Canyon borrow site and the Chiquito Canyon grading site identified as formerly containing above-ground storage tanks, current agricultural storage areas and current soil staining by the Phase I Environmental Site Assessment of Landmark Village Tentative Tract Map No. 53108, Highway 126, Newhall Ranch, California (BNA Environmental, May 2004) and Addendum Letter Phase I Environmental Site Assessment of Proposed Water Tank Locations and Utility Corridor Easements Associated With the Proposed Landmark Village Development Tentative Tract Map No. 53108, State Highway 126, Newhall Ranch, California (BNA Environmental, September 2004), shall be investigated for the presence of petroleum hydrocarbons and hazardous materials and/or wastes, and, where necessary, shall be remediated in conformance with applicable federal, state and local laws, to the satisfaction of the California Department of Conservation, Division of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the Regional Water Quality Control Board (Los Angeles region).</p>	Applicant	<p>Receipt and Review of  Test Results or Verification of Remediation</p>	1. LA County Department of Regional Planning; LA County Fire Department
			2. LA County Department of Regional Planning; LA County Fire Department
			3. During grading operations
<p>LV-4.21-2. During grading operations, all former oil wells located on the Landmark Village tract map property, the Adobe Canyon borrow site and the Chiquito Canyon grading site shall be reabandoned according to the requirements of the California Department of Conservation, Division of Oil and Gas, if such sites are to be disturbed or are located in an area of development.</p>	Applicant (Civil Engineer and Well Abandonment Specialist)	<p>Receipt of Confirmation of Reabandon-ment</p>	1. California Department of Conservation, Division of Oil and Gas, Building and Safety
			2. California Department of Conservation, Division of Oil and Gas, Building and Safety
			3. During Grading Operations

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV-4.21-6 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26), Section 110.4, all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be designed according to recommendations contained in a report prepared by a licensed civil engineer and approved by the Building Official. Buildings located within 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the State of California Division of Oil and Gas. (This mitigation measure replaces Specific Plan mitigation measure SP 4.21-7.)	Applicant (Civil Engineer and Well Abandonment Specialist)	Field Verification	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. Prior to Issuance of Building Permit
LV-4.21-3. During grading operations, all pipelines located on the Landmark Village tract map property or the Chiquito Canyon grading site that will no longer be used to transport oil products shall be reabandoned according to the requirements of the California Department of Conservation, Division of Oil and Gas. The soil beneath these pipelines shall be assessed for petroleum hydrocarbons. Any contaminated soil located within grading operations or development areas shall be remediated in conformance with applicable federal, state and local laws, to the satisfaction of the California Department of Conservation, Division of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the Regional Water Quality Control Board (Los Angeles region). Any pipeline to remain in use shall be assessed for hydrocarbon leakage.	Applicant (Civil Engineer and Pipeline Abandonment Specialist)	Receipt of Confirmation of Reabandonment Receipt and Review of Test Results or Verification of Remediation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety; LA County Fire Department 2. California Department of Conservation, Division of Oil and Gas, Building and Safety; LA County Fire Department 3. During Grading Operations
LV-4.21-4. During grading operations, all scattered suspect asbestos-containing material debris located on the Landmark Village tract map property, the Adobe Canyon borrow site and the Chiquito Canyon grading site shall be disposed of in accordance with applicable federal, state and local requirements.	Applicant (Building Contractors)	Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. During Grading Operations

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV-4.21-5. In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, underground storage tanks, 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 subject site is evaluated by a qualified professional. Work shall not resume until appropriate actions recommended by the professional have been implemented to demonstrate that contaminant concentrations do not exceed risk-based criteria.	Applicant (Building Contractors)	Field Verification	1. LA County Fire Department 2. LA County Fire Department 3. During All Phases of Construction
LV-4.21-7 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26), Section 110.3, all buildings and structures located within 1,000 feet of a landfill containing decomposable material (in this case, Chiquita Canyon Landfill) shall be provided with a landfill gas migration protection and/or control system. (This mitigation measure replaces Specific Plan mitigation measure SP 4.21-8.)	Applicant (Building Contractors)	Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. During All Phases of Construction
<b>4.22 CULTURAL/PALEONTOLOGICAL RESOURCES</b>			
SP 4.3-1. Any adverse impacts to California-LAN-2133, -2235, and the northern portion of -2233 are to be mitigated by avoidance and preservation. Should preservation of these sites be infeasible, a Phase III data recovery (salvage excavation) operation is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the scientific information contained therein, thereby mitigating all significant impacts to the affected cultural resource.	Applicant (Archaeologist)	Qualified Archaeologist Present During Grading Activities of Sites	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading Activities, as appropriate
SP 4.3-2. Any significant effects to California-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to relocate, analyze, and re-inter the disturbed burial at some more appropriate and environmentally secure locale within the region.	Applicant (Archaeologist)	Qualified Archaeologist Present During Grading Activities of site if not located before	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading Activities, as appropriate
SP 4.3-3. In the unlikely event that additional artifacts are found during grading within the development area or future roadway extensions, an archaeologist will be notified to stabilize, recover, and evaluate such finds.	Applicant (Archaeologist)	Include this Measure in Subdivision Map Conditions if appropriate	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Tentative Map Processing

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
<p>SP 4.3-4. As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site to 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. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced. Because of known presence of microvertebrates in the Saugus Formation, samples of at least 2,000 pounds of rock shall be taken from likely horizons, including localities 13, 13A, 14, and 23. These samples can be stockpiled to allow processing later to avoid delays in grading activities.</p> <p>The frequency of these samples will be determined based on field conditions. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. Because of the long duration of the Specific Plan, a reassessment of the paleontological potential of each rock unit will be used to develop mitigation plans for subsequent subdivisions. The report shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, field notes of the collectors and include recommendations for future monitoring efforts in those rock units. Prior to grading, an agreement shall be reached with a suitable public, non-profit scientific repository, such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.</p>	Applicant (Archaeologist)	LA County Natural History Museum-Approved Inspector Present During Grading Activities	1. LA County Department of Regional Planning
			2. LA County Department of Regional Planning
			3. During Grading Activities in the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium
<p>LV 4.22-1. Although no other significant cultural resources were observed or recorded, all grading activities and surface modifications must be confined to only those areas of absolute necessity to reduce any form of impact on unrecorded (buried) cultural resources that may exist within the confines of the project area. In the event that resources are found during construction, activity shall stop and a qualified archaeologist shall be contacted to evaluate the resources. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i).</p>	Applicant (Archaeologist)	Construction Activity Stopped	1. LA County Department of Regional Planning
		Qualified Archaeologist Contacted	2. LA County Department of Regional Planning
			3. During Grading Activities, as appropriate

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.22-2. For archeological sites accidentally discovered during construction, there shall be an immediate evaluation of the find by a qualified archeologist. If the find is determined to be a historical or unique archeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i).	Applicant (Archaeologist)	Construction Activity Stopped Qualified Archaeologist Contacted	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activities, as appropriate
LV 4.22-3 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.	Applicant (Archaeologist)	Prior to Issuance of Grading Permit	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Grading Activities, as appropriate
LV 4.22-4 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 half-time monitoring during all grading activities by a qualified paleontologist(s). Periodic review of the paleontological potential assigned to each rock unit shall be conducted 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.	Applicant (Archaeologist)	During Grading	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activities, as appropriate

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.22-5 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.	Applicant (Archaeologist)	During Grading	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activities, as appropriate
<b>4.23 CLIMATE CHANGE</b>			
LV 4.23-1.All residential buildings on the project site that are enabled by approval of the proposed project shall be designed to provide improved insulation and ducting, low E glass, high efficiency air conditioning units, and radiant barriers in attic spaces, as needed, or equivalent to ensure that all residential buildings operate at levels 15 percent better than the standards required by the 2008 version of Title 24.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
LV 4.23-2. All commercial and public buildings on the project site that are enabled by approval of the proposed project shall be designed to provide improved insulation and ducting, low E glass, high efficiency HVAC equipment, and energy efficient lighting design with occupancy sensors, as needed, or equivalent to ensure that all commercial and public buildings operate at levels 15 percent better than the standards required by the 2008 version of Title 24. Notwithstanding this measure, all nonresidential buildings shall be designed to comply with the then-operative Title 24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the nonresidential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
LV 4.23-3.The project applicant or designee shall produce or cause to be produced renewable electricity, or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market, equivalent to the installation of one 2.0 kilowatt photovoltaic (i.e., solar) power system no smaller than 2.0 kilowatts, when undertaking the design and construction of each single-family detached residential unit on the project site.	Applicant	Production of Payment to renewable electricity	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
LV 4.23-4.The project applicant or designee shall produce or cause to be produced renewable electricity, or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market, equivalent to the installation of one 2.0 kilowatt photovoltaic (i.e., solar) power system no smaller than 2.0 kilowatts, on each 1,600 square feet of nonresidential roof area provided on the project site.	Applicant	Production of Payment to renewable electricity	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits

8.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
			2. Monitoring Agency
			3. Monitoring Phase
LV 4.23-5. Consistent with the Governor's Million Solar Roofs Plan, the project applicant or designee, acting as the seller of any single-family residence constructed as part of the development of at least 50 homes that are intended or offered for sale, shall offer a solar energy system option to all customers that enter negotiations to purchase a new production home constructed on land for which a tentative subdivision map has been deemed complete. The seller shall disclose the total installed cost of the solar energy system option, and the estimated cost savings.	Applicant	Prior to Escrow Negotiations	1. LACDPW
			2. LACDPW
			3. Prior to Entering into Escrow with Potential Single Family Home Buyers
LV 4.23-6. The project applicant shall use solar water heating for all pools located at the Landmark Village recreation centers.	Applicant	Plan Check and Field Verification	1. LACDPW
			2. LACDPW
			3. Prior to Issuance of Building Permits for the Recreation Centers
LV 4.23-7. The project applicant, in accordance with Los Angeles County requirements, will design and construct the approximately 11,000 square feet fire station so as to achieve LEED silver certification.[1]	Applicant	Plan Check	1. LACDPW
			2. LACDPW
			3. Prior to Issuance of the Building Permit for the Fire Station



## William S. Hart Union High School District

October 31, 2007

Chairperson Valadez and Members  
Regional Planning Commission  
County of Los Angeles  
320 W. Temple Street, Room 1350  
Los Angeles, CA 90012

SUBJECT: LANDMARK VILLAGE (NEWHALL RANCH)

Dear Chairperson Valadez and Members of the Regional Planning Commission:

This letter serves to respond to an issue raised by the Commission during its hearings on the Landmark Village project earlier this year. The Commission was concerned that students generated by Landmark Village could potentially result in overcrowding at West Ranch High School until such time that a future high school is constructed in Castaic or in Newhall Ranch. It is my understanding that at those hearings representatives from Newhall Land committed to working with the Hart District to address this potential concern.

As documented in the Landmark Village Final EIR, Newhall Land has an agreement with the Hart District that serves to fully mitigate impacts caused by Newhall Land's communities (including Landmark Village). This agreement—the Hart School Funding Agreement—was entered into by Newhall Land and the Hart District in 1998. The District has been working with Newhall Land over the past year to update the Agreement to reflect increased school construction costs and other facility related changes that have occurred since 1998. This updated Agreement will address facilities needed to accommodate those students generated in Newhall Ranch before the opening of the Newhall Ranch High School. Newhall Land has agreed to fully address this issue in the update of our Agreement. Potential solutions could include additional portables at West Ranch High School, the construction of an interim Newhall Ranch High School, and the acceleration of the permanent Newhall Ranch High School. Costs associated with any of these potential solutions will be the responsibility of Newhall Land.

I hope this letter addresses your concern. The Agreement between the Hart District and Newhall Land has resulted in the construction of several District schools within the Santa Clarita Valley. I know that the Hart District and Newhall Land are committed to working together to ensure that the needs of students generated by Newhall Ranch will be met.

Thank you for your consideration. If you have any questions regarding this letter, please contact me at 661.259.0033.x201.

Sincerely,

Jaime L. Castellanos  
Superintendent



## OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

### The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

## The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

### Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree -Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

[http://lacofd.org/Forestry\\_folder/otordin.htm](http://lacofd.org/Forestry_folder/otordin.htm)

Or contact:

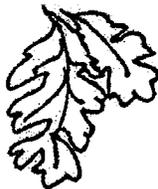
Department of Regional Planning  
320 W. Temple Street, 13th floor  
Los Angeles, CA 90012-3284  
(213) 974-6411  
TDD: (213) 617-2292  
<http://planning.co.la.ca.us>

## Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



*Valley Oak*  
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 3"-4" LONG; PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS; FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



*Coast Live Oak*  
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG; SPINY, ROUNDED, AND HOLLY-LIKE; BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



*Interior Live Oak*  
QUERCUS WILZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

### OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: QUERCUS KELLOGGII  
CANYON LIVE OAK: QUERCUS CHRYSOLEPIS  
ENGBELMANN OAK: QUERCUS ENGBELMANNII

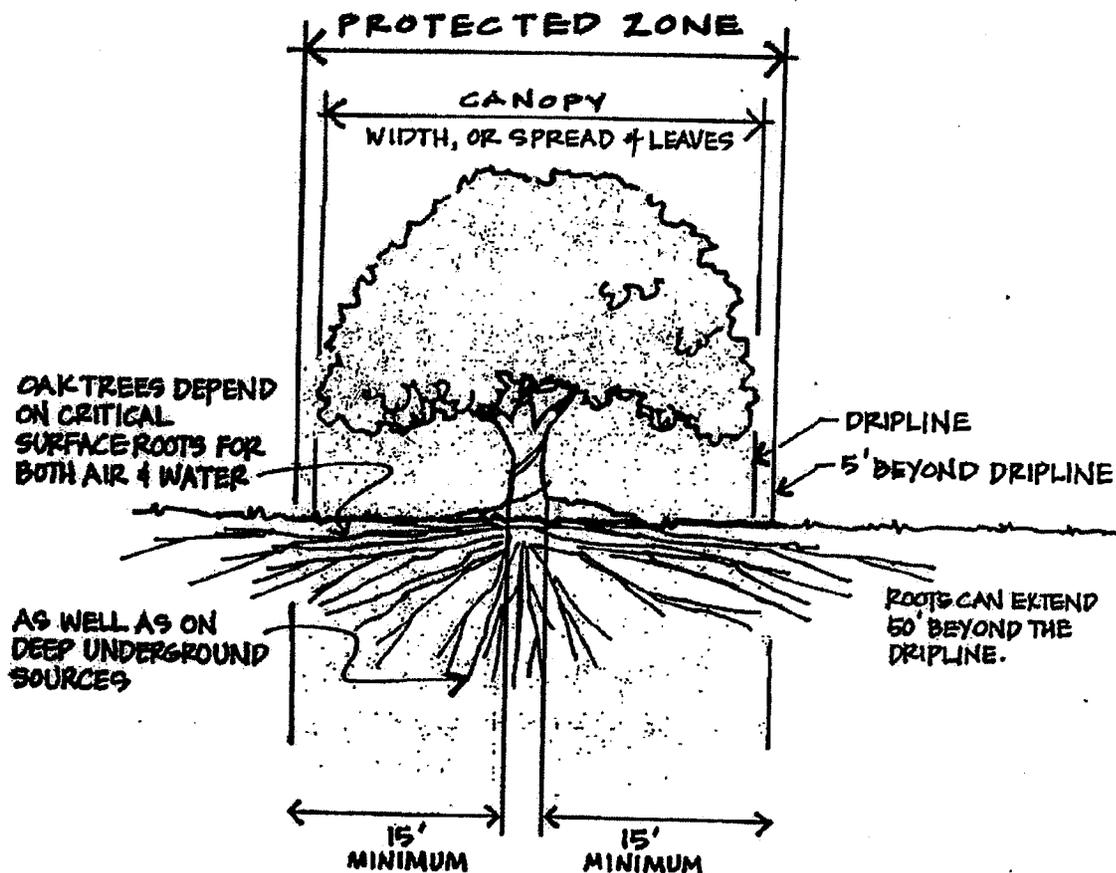
## THE PROTECTED ZONE

The *protected zone* defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



# CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

## Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

## Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

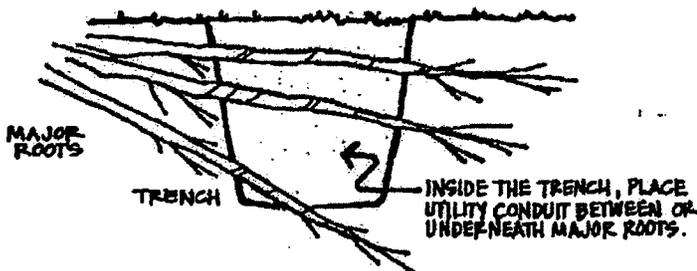
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

## Soil Compaction and Paving

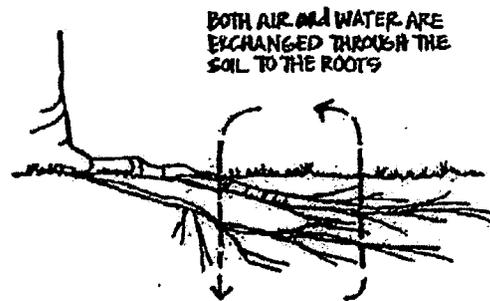
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under mulching):

## TRENCHING



## SOIL COMPACTION



# MAINTENANCE

## Watering

The key is prevention – do not over water. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

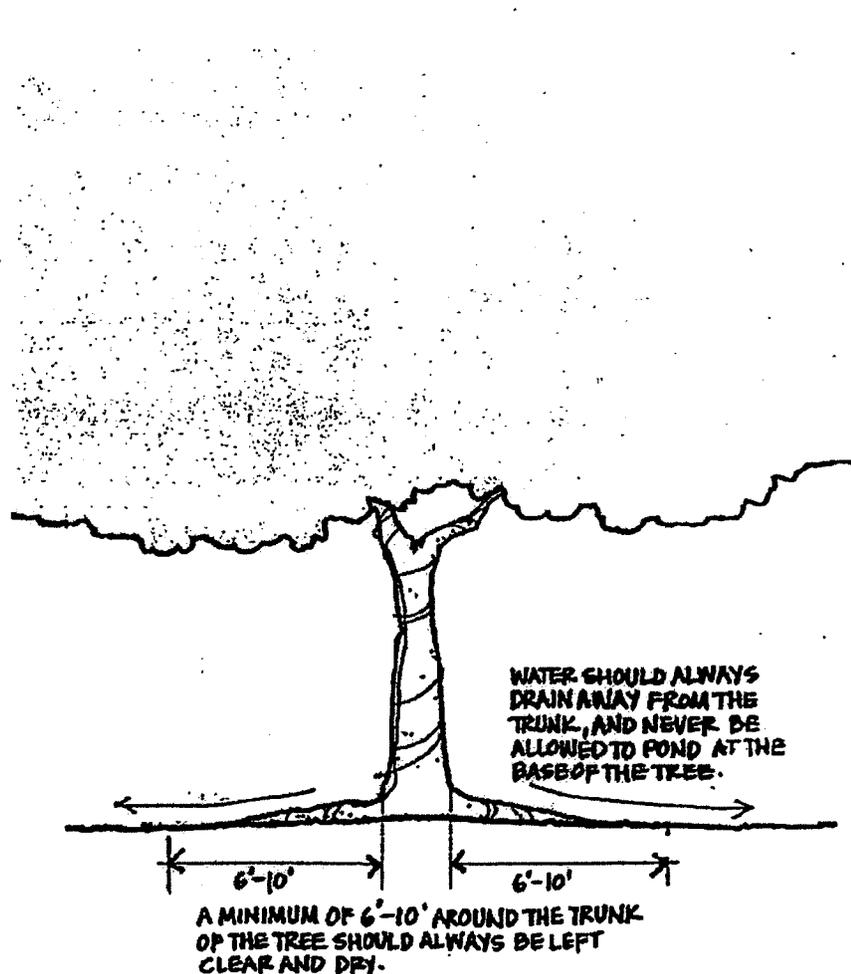
## Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

## Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



### Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

### Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

#### PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera spp.</i> Coral Bells	2-4' mound. Flowers on an upright stem 2-3' high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

#### NOTES:

Before deciding on plants, check a source such as the Sunset Western Garden Book to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

## ADDITIONAL RESOURCES and Places to Visit

### Public Agencies

County of Los Angeles Fire Department  
Prevention Bureau, Forestry Division  
5823 Rickenbacker Road, Rm #123  
Commerce, CA 90040-3027  
(323) 890-4330  
<http://lacofd.org/forestry.htm>

University of California  
Integrated Hardwood Range Management Program  
163 Mulford Hall, Berkeley, CA 94720-3114  
<http://danr.ucop.edu/ihrmp>

### Private Organizations

The Theodore Payne Foundation  
10459 Tuxford Street  
Sun Valley, CA 91352-2126  
(818) 768-1802  
[www.theodorepayne.org](http://www.theodorepayne.org)

California Native Plant Society  
1722 J Street, Suite 17  
Sacramento, CA 95814-3033  
(916) 447-2677  
[www.cnps.org](http://www.cnps.org)

The California Oak Foundation  
1212 Broadway, Suite 810  
Oakland, CA 94612-1810  
(510) 763-0282  
[www.californiaoaks.org](http://www.californiaoaks.org)

### Arboretums and Botanic Gardens

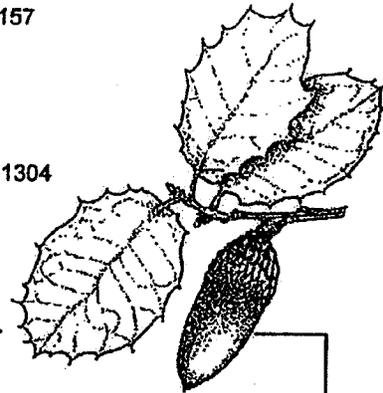
Los Angeles County Arboreta and Botanic Gardens  
301 N. Baldwin Ave.  
Arcadia, CA 91007-2697  
(626) 821-3222  
[www.arboretum.org](http://www.arboretum.org)

Los Angeles County South Coast Botanic Garden  
26300 Crenshaw Blvd.  
Palos Verdes Peninsula, CA 90274-2515  
(310) 544-6815  
[www.southcoastbotanicgarden.org](http://www.southcoastbotanicgarden.org)

Los Angeles County Descanso Gardens  
1418 Descanso Drive  
La Canada-Flintridge, CA 91011-3102  
(818) 949-4200  
[www.descansogardens.org](http://www.descansogardens.org)

Rancho Santa Ana Botanic Garden  
1500 North College  
Claremont, CA 91711-3157  
(909) 625-8767  
[www.rsabq.org](http://www.rsabq.org)

The Lummis Home  
200 E. Avenue 43  
Los Angeles, CA 90031-1304  
(213) 222-0546



### Publications

*Compatible Plants Under and Around Oaks.* Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

*Growing California Native Plants.* Marjorie G. Schmidt, Univ. California Press. 1981.

*Illustrated Guide to the Oaks of the Southern Californian Floristic Province.* Fred M. Roberts. FM Roberts Publications. 1996.

*Living Among the Oaks: A Management Guide for Landowners.* University of California Integrated Range Management Program. 1995.

*Oaks of California.* Bruce M. Pavlik... [et al]. Cachuma Press & the California Oak Foundation. 1995.

*Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape.* GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.  
Available from the University of California Integrated Hardwood Range Management Program.

*Regenerating Rangeland Oaks in California.* University of California Integrated Range Management Program. 2001.



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 890-4330

SEP 23 2010

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

September 20, 2010

Samuel Dea, Principal Regional Planner  
Department of Regional Planning  
Zoning Permits Section I  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Fierros:

### **OAK TREE PERMIT #00-196, REVISED LANDMARK VILLAGE (RIVER VILLAGE) PROJECT, TM#53108**

We have reviewed the revised request for Oak Tree Permit #00-196. The project is located at south of State Route 126 near the intersection of Chiquita Canyon Rd. north of the Santa Clara River and west of interstate 5 in the unincorporated area of Santa Clarita. The revised Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Impact Science, the consulting arborist, dated February 2009.

**We recommend the following as conditions of approval:**

### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER

BRADBURY  
CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA

CUDAHY  
DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENORA  
HAWAIIAN GARDENS

HAWTHORNE  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$5000. Such fees shall be used to compensate the County Forester to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval.

The above fees provide for one (1) pre-construction meeting required to determine fencing placement in order to secure the protected zone of all remaining trees, inspection of temporary fencing prior to the commencement of any construction and a subsequent five (5) year monitoring period requiring inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant.

The arborist shall submit at the end of each year an annual monitoring report. The report shall include a diagram showing the exact number and location of all mitigation trees planted a description of health, planting dates, any mortality and mitigation timeframe relating to permit compliance.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be determined and installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of a total of sixty-five (65) oak trees. Fifty-six (56) trees are of the Oak genus (*Quercus agrifolia*) numbered : 51, **81\***, **83\***, 84, 93, 95, 249, 337, **338\***, 339, 340, 341, 342, 343, **344\***, 345, 346, 347, 348, 351, **352\***, 354, 355, 356, **357\***, 396, 397, 398, 400, 401, **492\***, 592, 1588, 1589, 1590, 1592, 1594, 1596, 1598, 1605, 1606, 1607, 1608, 1609, 1610, 1612, 1613, 3073, **4003\***, 4018, 4019, 4021, 4022, 4054, 4056, and 4080. Four (4) trees are of the of the genus (*Quercus lobata*) numbered **87\***, 1587, **1597\***, and 1591 Four (4) trees are of the genus (*Quercus dumosa*) numbered 594, 4016, 4017, and 4055 and one (1) oak is of the genus (*Quercus macdonaldii*) numbered 64 identified on the applicants site plan and Oak tree report.

A total of Ten (10) of these trees to be removed are identified as **Heritage\*** (in bold with an asterisk\*), having a diameter greater than 36 inches.

This grant allows encroachment within the protected zone of eight (8) trees of the Oak genus identified as Tree Numbers: 92, 98, 99, 498, 1614, 4007, **503\***, and **585\*** on the applicant's site plan map and Oak Tree Report. Two (2) of these trees are identified as **Heritage\***. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of 2:1 trees for each tree removed and at a rate of 10:1 for each Heritage tree removed for a total of 210 mitigation trees.

**Samuel Dea, Principal Regional Planner**

**September 20, 2010**

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11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two largest stems of such trees measure a minimum of one inch in diameter one foot above the base.
12. Mitigation trees shall be at a ratio consistent with the species of oaks removed for a total of one hundred seventy six (176) *Quercus agrifolia* and twenty four (24) *Quercus lobata* of indigenous eight (8) *Quercus berberidifolia* and two (2) *Quercus macdonaldii* varieties grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five (5) year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

**Samuel Dea, Principal Regional Planner**  
**September 20, 2010**  
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18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure