

MITIGATION MONITORING AND REPORTING PLAN

for the

**NEWHALL RANCH RESOURCE MANAGEMENT AND DEVELOPMENT PLAN
AND SPINEFLOWER CONSERVATION PLAN**

as required by

CALIFORNIA DEPARTMENT OF FISH AND GAME

as lead agency under the

CALIFORNIA ENVIRONMENTAL QUALITY ACT

MITIGATION MONITORING AND REPORTING PLAN

I. INTRODUCTION

This Mitigation Monitoring and Reporting Plan is for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP Project or Project). The Mitigation Monitoring and Reporting Plan is also sometimes referred to as the "MMRP" for the RMDP/SCP Project. This MMRP is required by the California Department of Fish and Game (Department or CDFG) as lead agency under the California Environmental Quality Act (CEQA; Pub. Resources Code, §§ 21000, *et seq.*) for the RMDP/SCP Project as analyzed in the joint Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR; State Clearinghouse No. 2000011025). The U.S. Army Corps of Engineers (Corps or ACOE) also was the lead agency for the joint EIS/EIR under the National Environmental Policy Act (NEPA; 42 U.S.C. §§ 4321 *et seq.*). The applicant for the RMDP/SCP Project is The Newhall Land and Farming Company (applicant or Newhall).

This MMRP describes the mitigation monitoring and/or reporting plan for the Newhall Ranch RMDP/SCP Project. The MMRP has been adopted in order to avoid or mitigate significant effects on the environment resulting from the RMDP/SCP Project. It is designed to ensure compliance during implementation of the RMDP/SCP Project. As required by Public Resource Code section 21081.6, subdivision (a)(2), the custodian and location of the documents constituting the record of proceedings for the RMDP/SCP Project are as follows: California Department of Fish and Game, located at 4949 Viewridge Avenue, San Diego, California 92123. All inquiries relating to the record should be directed to the South Coast Region at (858) 467-4201.

II. MONITORING REQUIREMENTS AND PURPOSE

The MMRP for the Newhall Ranch RMDP/SCP Project has been prepared in accordance with CEQA (Pub. Resources Code, § 21081.6) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000, *et seq.*). The measures presented below to avoid or mitigate the RMDP/SCP Project's significant effects on the environment are fully enforceable through this plan, the Department's approval of the Master Streambed Alteration Agreement, pursuant to its authority under the Fish & Game Code (see, generally, Fish & G. Code, §§ 1600, *et seq.*), and its permitting authority under the California Endangered Species Act (CESA; Fish & G. Code § 2050 *et seq.*), including issuance of the Incidental Take Permits requested as part of the RMDP/SCP Project.

The County of Los Angeles (County) is the local land use authority that previously approved the Newhall Ranch Specific Plan and the Valencia Commerce Center project. The MMRP identifies several County-adopted mitigation measures for the Newhall Ranch Specific Plan and the Valencia Commerce Center project. These mitigation measures are set forth below and are preceded by "SP," which stands for Specific Plan, or "VCC," which stands for Valencia Commerce Center. The joint EIS/EIR for the RMDP/SCP Project identified these previously-adopted mitigation measures as existing mitigation required to avoid or mitigate various potentially significant impacts identified in the EIS/EIR. The VCC mitigation measures were from the County-certified EIR for the Valencia Commerce Center project. The VCC mitigation measures have been included in this MMRP because the SCP portion of the Project will facilitate development on the VCC project site. The SP mitigation measures were included in this MMRP because the RMDP/SCP Project will facilitate development of the Newhall Ranch Specific Plan.

This MMRP: (a) describes all feasible mitigation measures associated with the RMDP/SCP Project; (b) identifies the applicable "Monitoring Agency" for each mitigation measure; (c) establishes the "Monitoring Requirements;" and (d) provides an administrative procedure for the acceptance of each mitigation measure by including a column for the future listing of the approval/clearance date for each mitigation measure.

III. THE DEPARTMENT'S MITIGATION AUTHORITY

The Department's authority to adopt mitigation related to potentially significant biological and riparian resource impacts is based on its regulatory powers under the California Fish & Game Code (*e.g.*, Master Streambed Alteration Agreement Sections 1603 and 1605, subd. (g), and California Endangered Species Act Section 2081). However, the Department is in a unique position as lead agency for the RMDP/SCP Project, because CEQA does not provide independent legal authority for the Department to impose or otherwise require the applicant to implement feasible mitigation related to impacts that fall *outside* of the Department's regulatory/permitting jurisdiction (see Pub. Resources Code, § 21004). Instead, the Department's statutory authority to impose such mitigation is limited to impacts within its jurisdiction under the California Fish & Game Code. Therefore, for areas outside the Department's jurisdiction, mitigation can only be imposed by another agency with pertinent regulatory authority (*e.g.*, the County with its plenary land use jurisdiction over the entire Project site) or where Newhall agrees to do so in cooperation with the Department for purposes of CEQA.

In this regard, the Department recognizes the County's plenary authority to regulate land use through its police powers granted by the California Constitution, art. XI, § 7, and under several statutes, including the local planning law (Gov. Code, §§ 65100-65763), the zoning law (Gov. Code, §§ 65800-65912), and the Subdivision Map Act (Gov. Code, §§ 66410-66499.37). In acknowledging the County's plenary land use authority, the Department also recognizes that the non-biological mitigation measures identified in the EIS/EIR properly fall within and are subject to the County's authority. To ensure enforcement of all non-biological mitigation measures herein, the Department has obtained the applicant's commitment to carry forward and implement all non-biological resource measures identified in the EIS/EIR; as such, the measures are part of the whole of the action taken by the Department in certifying the EIR and approving the Project under CEQA. The applicant also is committed to carry forward the non-biological mitigation measures as part of the County's processing of the subsequent subdivision maps that implement the Project.

To ensure monitoring consistent with CEQA, the applicant has further agreed to fund the monitoring of all the non-biological mitigation measures identified in the EIS/EIR through the Department's environmental consultant for the Project (Aspen Environmental Group). Aspen will monitor implementation of all of the non-biological mitigation measures identified herein, to be reimbursed at Newhall's expense, until such time as they are incorporated into the County's subdivision map process. The Department's MMRP for the RMDP/SCP Project is consistent in concept with CEQA provisions that contemplate a public agency adopting findings with respect to the significant effects identified in an EIR and mitigation to avoid or substantially lessen such effects (see Pub. Resources Code, § 21081, subd. (a)(1), (2)). Further, the MMRP is consistent in concept with the CEQA Guidelines provision contemplating delegation of monitoring authority under CEQA (see CEQA Guidelines, § 15097, subd. (a)).

IV. APPENDICES

Appendix A: Newhall Ranch Specific Plan EIR and Water Reclamation Plant, Mitigation Monitoring and Reporting Plans

Appendix B: EIS/EIR **Section 4.4** (Water Quality), **Table 4.4-12** (referred to in EIS/EIR Mitigation Measure WQ-1)

Appendix C: EIS/EIR **Section 4.5** (Biological Resources), **Table 4.5-68** (referred to in EIS/EIR Mitigation Measure BIO-2)

Appendix D: EIS/EIR **Section 4.5** (Biological Resources), **Table 4.5-69** (referred to in EIS/EIR Mitigation Measure BIO-4)

Appendix E: EIS/EIR **Section 4.5** (Biological Resources), **Tables 4.5-70** and **4.5-71** (referred to in EIS/EIR Mitigation Measure BIO-22)

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
4.5 Biological Resources			
<p>The Department's authority to adopt mitigation related to potentially significant biological and riparian resource impacts is based on its regulatory powers under the California Fish & Game Code (e.g., Master Streambed Alteration Agreement Sections 1603 and 1605, subd. (g), and California Endangered Species Act Section 2081). For that reason, the Department has elected to begin with the mitigation measures taken from the "Biological Resources" section of the EIS/EIR.</p> <p>BIO-1. Mitigation Measures SP-4.6-1 through SP-4.6-16 specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (SP-4.6-1 through SP-4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see BIO-2). <u>However, the CMIP does not identify mitigation actions specifically for impacts to waters of the United States. But since these waters are a subset of CDFG jurisdiction, the necessary Corps mitigation requirements would be met or exceeded.</u>¹</p> <p>Detailed <u>riparian/wetlands</u> 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: (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</p>	CDFG	<p>Plans Prepared: Riparian/wetland mitigation plans to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to riparian/wetland resources.</p> <p>Reporting: Annually (by April 1) to CDFG until success criteria are met. Wetlands mitigation plans to CDFG annually.</p>	

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

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<p>schedule and action plan to maintain and monitor the enhancement/restoration area; (6) a list of criteria by which to measure success of the mitigation sites (e.g., percent cover and richness of native species, percent survivorship, establishment of self-sustaining native of plantings, maximum allowable percent of non-native species); (7) measures to exclude unauthorized entry into the creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. Individual projectThe detailed wetlands mitigation plans shall also classify the biological value (as "high," "moderate," or "low") of the vegetation communities to be disturbed as defined in these conditions, or may be based on an agency-approved method (e.g., Hybrid Assessment of Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under BIO-2 and BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and BIO-2 and BIO-10 describe the replacement ratios for the habitats that will be impacted.</p>	<p>CDFG</p>	<p>Plans Prepared: Riparian/wetland mitigation plans to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to riparian/wetland resources.</p> <p>Reporting: Annually (by April 1) to CDFG until success criteria are met. Wetlands mitigation plans to CDFG annually.</p>	
<p>BIO-2. The permanent removal of <u>existing habitats in Corps and/or CDFG jurisdictional riparian habitats</u> in the <u>Santa Clara River</u> and tributaries shall be replaced by creating <u>riparian habitats</u> of similar functions and values/services (see <u>Mitigation Measure BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR</u>) on the Project site, or as allowed under <u>Mitigation Measure BIO-10</u>. <u>Riparian habitat meeting success criteria (see BIO 6) in advance of the removal of riparian habitat at the construction site shall be in kind and at a 1:1 replacement ratio (except as indicated below). If replacement riparian habitat cannot meet the success criteria in advance of the Project, the ratios listed below in Table 4.5-68 will apply.</u></p> <p><u>a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the Mitigation Plan for Impacts to Waters of the United States included in the Draft</u></p>	<p>CDFG</p>	<p>Plans Prepared: Habitat restoration plans to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources. CDFG approval prior to impact of riparian resources</p> <p>Field Verification: Perform monitoring quarterly. Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Annually (by April 1) to CDFG until success criteria are met. Wetlands mitigation plans to CDFG annually.</p>	

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<p><u>404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Salt Creek creation and restoration site, The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (i.e., an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts.</u></p> <p><u>These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b.</u></p> <p><u>b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the sub-notification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below:</u></p> <ul style="list-style-type: none"> <u>• If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio.</u> <u>• If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 4.5-68, below. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become established and mature.</u> <u>• If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five</u> 	<p>CDFG</p>	<p>Plans Prepared: Habitat restoration plans to be submitted concurrently with applicable sub-notification (CDFG)/ construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources. CDFG approval prior to impact of riparian resources</p> <p>Field Verification: Perform monitoring quarterly. Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Annually (by April 1) to CDFG until success criteria are met. Wetlands mitigation plans to CDFG annually.</p>	

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<p><u>years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 4.5-68, below, plus 0.5:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.)</u></p> <ul style="list-style-type: none"> <u>If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 4.5-68, below, plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.)</u> <p><u>Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the sub-notification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria:</u></p> <ul style="list-style-type: none"> <u>If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance.</u> <u>If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.</u> <u>If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.</u> <u>If the duration of temporary disturbance exceeds five years, and no</u> 	<p>CDFG</p>	<p>Plans Prepared: Habitat restoration plans to be submitted concurrently with applicable sub-notification (CDFG)/ construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources. CDFG approval prior to impact of riparian resources</p> <p>Field Verification: Perform monitoring quarterly. Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Annually (by April 1) to CDFG until success criteria are met. Wetlands mitigation plans to CDFG annually.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.</u></p> <p><u>In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for 1 acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).</u></p> <p><u>Table 4.5-68 is provided as MMRP Appendix C</u></p>	CDFG	<p>Plans Prepared: Habitat restoration plans to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources. CDFG approval prior to impact of riparian resources</p> <p>Field Verification: Perform monitoring quarterly. Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Annually (by April 1) to CDFG until success criteria are met. Wetlands mitigation plans to CDFG annually.</p>	
<p>BIO-3. Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to jurisdictional areas the watercourses or in areas where bank stabilization would occur. The highest priority vegetation community restoration sites are to be new riverbed and tributary areas created, or disturbed sites impacted, during the excavation of uplands for bank protection/stabilization activities. 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 (<u>see BIO-12</u>). 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 mitigation plan will include acreages, maps and site specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future</p>	CDFG	<p>Plans Prepared: Vegetation community restoration plans to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources.</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Mitigation status report annually (by April 1) to CDFG until success criteria are met; status of sites to be addressed as part of annual mitigation status report and mitigation accounting form agency review.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>adjacent land uses.</p> <p>BIO-4. Replacement vegetation communities shall be designed to replace the functions and values of the vegetation communities being removed. The replacement vegetation communities shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation communities (see Table 4.5-69 for example of recommended plant species for the River Corridor SMA and tributaries). In addition, the replacement vegetation communities shall be designed to replicate the density and structure of the affected vegetation communities once the replacement vegetation communities have met the mitigation success criteria.</p> <p><u>Table 4.5-69 is provided as MMRP Appendix D.</u></p>	CDFG	<p>Plans Prepared: Vegetation community restoration plans, including plant spacing specifications, to be submitted concurrently with applicable sub-notification (CDFG)/ construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources. Plant spacing specifications shall be reviewed and approved by CDFG when restoration plans are submitted to the agencies as part of the sub-notification letters submitted to the Corps and CDFG</p> <p>Field verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-5. Average plant spacing shall be determined based on an analysis of vegetation communities to be replaced. The applicant shall develop plant spacing specifications for all riparian vegetation communities to be restored. Plant spacing specifications shall be reviewed and approved by the Corps and CDFG when restoration plans are submitted to the agencies as part of the sub-notification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form.</p>	CDFG	<p>Plans Prepared: Vegetation community restoration plans, including plant spacing specification, to be submitted concurrently with applicable sub-notification (CDFG)/ construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources.</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-6. 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>CDFG</p> <p>CDFG</p>	<p>Revegetation/Restoration Acceptance: After specified criteria have been achieved.</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met. Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<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% 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% 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 Conceptual Mitigation Plan² for Waters of the United States. If the compensatory mitigation site cannot meet or exceed the baseline functional score of the impact area in jurisdictional waters of the United States, additional mitigation area would be required to compensate for the functional loss.</p>			
<p>BIO-7. If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought)) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria as provided for in BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy(ies) to meet success requirements. This may include restoration elsewhere in the River corridor or tributaries.</p>	CDFG	<p>Revegetation/Restoration Acceptance: After specified criteria have been achieved.</p> <p>Reporting: During restoration, perform quarterly monitoring and report annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-8. Temporary irrigation shall be installed as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self sustaining, regarding survivorship and growth.</p>	CDFG	<p>Plans Prepared: Vegetation community restoration plans showing temporary irrigation as necessary to be submitted concurrently with applicable sub-notification (CDFG)/</p>	

² For detailed information concerning the Corps compensatory mitigation program for impacts to waters of the United States, please reference Appendix 11.0 of the Section 404(b)1 Alternatives Analysis, included in Appendix F1.0 of the Final EIS/EIR.

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
Irrigation shall be terminated in the fall to provide the least stress to plants.	CDFG	<p>construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources.</p> <p>Field Verification: Perform monitoring quarterly.</p> <p>Reporting: During restoration, report annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-9. As an alternative to the creation/restoration of vegetation communities to compensate for permanent removal of riparian vegetation communities, in the Santa Clara River, the applicant may control <u>In areas where</u> invasive exotic plant species <u>control is authorized by CDFG within the Upper Santa Clara River Sub Watershed for a portion of the Santa Clara River mitigation required under BIO 2.</u> The applicant may perform this work or contribute "in-lieu of other riparian habitat mitigation (BIO-2), fees" to the Upper Santa Clara River Arundo/Tamarisk Removal Program to perform this work, if available. The weed control sites shall be selected in a coordinated, logical manner to ensure that giant reed and other invasive weeds are controlled to improve and expand wildlife and endangered species habitat; reduce flooding, erosion, and fire hazards; improve water quality; and potentially increase stream flow/water quantity in the RMDP watercourses. Removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.</p>	CDFG	<p>Plans Prepared: Exotic plant control methods to be submitted concurrently with applicable sub-notification (CDFG) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources.</p> <p>Reporting: Perform quarterly monitoring and report annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-10. The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final EIR, 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. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual mitigation status report and mitigation accounting form. If "in-lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the</p>	CDFG	<p>Plans Prepared: Exotic plant control methods to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects or annual mitigation status reports.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources.</p> <p>Reporting: Perform quarterly monitoring and report annually (by April 1) to CDFG until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
status of exotic vegetation treatment.			
<p>BIO-11. To provide an accurate and reliable accounting system for mitigation, the applicant utilizing the RMDP shall file a mitigation accounting form annually with the Corps and CDFG by April 1. This form shall document the amount of vegetation planted during the past year, any "in-lieu fees" paid for exotic invasive plant species control, the status of all mitigation credits to date, and any credits subtracted by projects implemented during the past year. The applicant, utilizing the RMDP, shall keep detailed records and provide a mitigation accounting form to the Corps and CDFG annually for review for the life of the permit, or until all credits have been used up for individual projects, and success criteria have been met. The Corps and CDFG shall provide concurrence within 60 days, including written verification for all restoration and weed removal sites that meet the specified performance criteria. Adequate proof of delivery of applicable reports would be required as well as subsequent notice to the Agencies requesting surety release.</p>	CDFG	<p>Plan Requirements: Mitigation accounting form to be submitted annually by April 1.</p> <p>Reporting: Perform quarterly monitoring and report annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-12. 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 BIO-6. This report shall include any required plans for plant spacing, locations of candidate restoration and weed control sites or proposed "in-lieu fees," restoration methods, and vegetation community restoration performance standards. For active vegetation community creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation, bare areas, and exotic vegetation; an accounting of colonization by native plants; and photographs. The report shall also include the mitigation accounting form (see BIO-11), 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>	CDFG	<p>Plan Requirements: Mitigation status report to be submitted annually by April 1.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>BIO-13. The mitigation program shall incorporate applicable principles in the interagency Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605-58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the section 404 or section 2081 Permit or section 1605 agreement shall preclude the applicant from selling mitigation credits to other parties wishing to use those permits or that agreement for a project and/or maintenance activity included in the permits/agreement.</p>	<p>CDFG CDFG</p>	<p>Plan Requirements: Mitigation plans shall implement the specified requirements.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-14. 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. 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.</p>	<p>CDFG</p>	<p>Plans Prepared: Temporary impact areas to be identified on restoration plans to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to construction activities.</p> <p>Field Verification: Field inspect as necessary throughout construction period.</p> <p>Reporting: Prior to and during construction, report annually (by April 1) to CDFG until success criteria are met. Mitigation accounting form to CDFG annually with sub-notification letter.</p>	
<p>BIO-15. All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in BIO-6. In addition, the growth and survival of the planted trees shall be monitored until they meet the self-sustaining success criteria in accordance with the methods and reporting procedures specified in BIO-6, BIO-7, BIO-11, and BIO-12.</p>	<p>CDFG</p>	<p>Plan Requirements: Mitigation plans shall include the specified requirements.</p> <p>Field Verification: Growth and survival of the planted trees shall be monitored until they meet self-sustaining success criteria. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>BIO-16. Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored within the Project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top six- to 12-inch deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the Project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the Project biologist to be inadequate for successful habitat establishment, the site shall be revegetated in accordance with the methods designed for permanent impacts (<i>i.e.</i>, 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 BIO-1, BIO-2, and BIO-6. Annual monitoring reports on the status of the recovery of temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (BIO-11 and BIO-12).</p>	<p>CDFG</p> <p>CDFG</p>	<p>Plan Requirements: Mitigation plans shall include the specified requirements.</p> <p>Field Verification: Field inspect as necessary until restoration/enhancement success criteria are achieved. Evaluate progress of restoration activities within one year.</p> <p>Reporting: Submit monitoring reports, including mitigation status report, annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-17. Focused surveys for arroyo toad shall be conducted. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for arroyo toad. The applicant shall contract with a qualified biologist to conduct focused surveys for arroyo toad. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and the Corps. The applicant shall implement measures required by the USFWS Biological Opinion that either supplement or supersede these measures. If <u>arroyo toads are determined to be present</u>, 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</p>	<p>CDFG and USFWS</p>	<p>Measure Implementation: Conduct specified arroyo toad surveys prior to construction of specified structures. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: During construction, perform daily monitoring. Perform focused surveys for arroyo toad prior to construction (survey mid-winter to early summer) and during construction (monitoring).</p> <p>Reporting: Prepare and submit annual monitoring reports (by April 1) to CDFG until success criteria are met. Submit monitoring reports monthly during construction. Submit nocturnal survey reports to CDFG and USFWS if necessary. Submit arroyo toad clearance surveys to CDFG daily during relocation. Submit drift fence/pitfall trap survey reports to CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</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"> a. A detailed description of the arroyo toad, including color photographs; b. The protection the arroyo toad receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the arroyo toad and other species during construction activities associated with the proposed Project; and d. A point of contact if arroyo toads are observed. <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, <u>if arroyo toads are present</u>, complete elimination <u>prevention</u> 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</p>	<p>CDFG and USFWS</p>	<p>Measure Implementation: Conduct specified arroyo toad surveys prior to construction of specified structures. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: During construction, perform daily monitoring. Perform focused surveys for arroyo toad prior to construction (survey mid-winter to early summer) and during construction (monitoring).</p> <p>Reporting: Prepare and submit annual monitoring reports (by April 1) to CDFG until success criteria are met. Submit monitoring reports monthly during construction. Submit nocturnal survey reports to CDFG and USFWS if necessary. Submit arroyo toad clearance surveys to CDFG daily during relocation. Submit drift fence/pitfall trap survey reports to CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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>(7) Fencing to exclude arroyo toads 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 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.</p> <p>(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</p>	<p>CDFG and USFWS</p>	<p>Measure Implementation: Conduct specified arroyo toad surveys prior to construction of specified structures. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: During construction, perform daily monitoring. Perform focused surveys for arroyo toad prior to construction (survey mid-winter to early summer) and during construction (monitoring).</p> <p>Reporting: Prepare and submit annual monitoring reports (by April 1) to CDFG until success criteria are met. Submit monitoring reports monthly during construction. Submit nocturnal survey reports to CDFG and USFWS if necessary. Submit arroyo toad clearance surveys to CDFG daily during relocation. Submit drift fence/pitfall trap survey reports to CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p> <p>(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>	CDFG and USFWS	<p>Measure Implementation: Conduct specified arroyo toad surveys prior to construction of specified structures. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: During construction, perform daily monitoring. Perform focused surveys for arroyo toad prior to construction (survey mid-winter to early summer) and during construction (monitoring).</p> <p>Reporting: Prepare and submit annual monitoring reports (by April 1) to CDFG until success criteria are met. Submit monitoring reports monthly during construction. Submit nocturnal survey reports to CDFG and USFWS if necessary. Submit arroyo toad clearance surveys to CDFG daily during relocation. Submit drift fence/pitfall trap survey reports to CDFG.</p>	
<p>BIO-18. Conduct focused surveys for California red-legged frogs. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for California red-legged frogs. The applicant shall contract with a qualified biologist to conduct focused surveys for California red-legged frogs. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and Corps. If present, the applicant shall implement measures required by the USFWS Biological Opinion for California red-legged frog that either supplement or supersede these measures. If present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG:</p>	CDFG	<p>Measure Implementation: Conduct specified California red-legged frog surveys prior to construction of specified structures. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: Prior to construction survey (between May 1 and December 1) and during construction perform daily monitoring.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met. Submit survey report to CDFG prior to construction. Submit monitoring plan (if required) prior to construction. Submit monitoring reports monthly during construction.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<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"> a. A detailed description of the California red-legged frogs, including color photographs; b. The protection the California red-legged frog receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the California red-legged frogs and other species during construction activities associated with the proposed Project; and d. A point of contact if California red-legged frogs are observed. <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> <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</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified California red-legged frog surveys prior to construction of specified structures. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: Prior to construction survey (between May 1 and December 1) and during construction perform daily monitoring.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met. Submit survey report to CDFG prior to construction. Submit monitoring plan (if required) prior to construction. Submit monitoring reports monthly during construction.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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> <p>(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</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified California red-legged frog surveys prior to construction of specified structures. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: Prior to construction survey (between May 1 and December 1) and during construction perform daily monitoring.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met. Submit survey report to CDFG prior to construction. Submit monitoring plan (if required) prior to construction. Submit monitoring reports monthly during construction.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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, if possible, designated for this purpose. All staging areas will be fenced.</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>CDFG</p>		
<p>BIO-19. 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 (BIO-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).</p> <p>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 BIO-59. 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>CDFG</p>	<p>Offers of Dedication: The Salt Creek area shall be offered for dedication in three approximately equal phases of approximately 506 acres each proceeding from east to west, as follows:</p> <ol style="list-style-type: none"> 1) The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch; 2) The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and 3) The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch. <p>Note: The dedication requirements provided above are adapted from Mitigation Measure SP 4.6-37 for the High County SMA.</p> <p>Plans Prepared: Wildlife Movement Enhancement Plan and implementation requirements to be submitted concurrently with applicable sub-notification (CDFG) letters for individual projects.</p> <p>Reporting: Report annually (by April 1) to CDFG until success criteria are met. Provide a quarterly report to CDFG indicating the number of residential building permits issued on the Specific Plan site by subdivision map number.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>BIO-20. Approximately 1,900 acres of coastal scrub shall be preserved on the Project site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (BIO-1) using a "rough step" land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to BIO-21 will be implemented for coastal scrub restoration.</p>	<p>CDFG</p>	<p>Offers of Dedication: The coastal scrub preservation area shall be offered for dedication in three approximately equal phases of approximately 633 acres each proceeding from north to south, as follows:</p> <ol style="list-style-type: none"> (1)The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch; (2)The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and (3)The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch. <p>Note: The dedication requirements provided above are adapted from Mitigation Measure SP 4.6-37 for the High County SMA.</p> <p>Reporting: Provide a quarterly report to CDFG indicating the number of residential building permits issued on the Specific Plan site by subdivision map number. Evaluate and report annually for five years following dedication.</p>	
<p>BIO-21. Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to BIO-20. Eight areas were identified in the Draft Newhall Ranch Mitigation Feasibility Report in the High Country SMA, Salt Creek area, and River Corridor SMA (Dudek 2007A) for coastal scrub restoration. In the event that coastal scrub restoration is required pursuant to BIO-20, the applicant shall develop a Coastal Scrub Restoration Plan, subject to the approval of CDFG. The plan shall specify, at a minimum, the following: (1) the location of mitigation sites to be selected from suitable mitigation land in the High Country and Salt Creek areas identified in the Feasibility Study; (2) a description of "target" vegetation (native shrubland) to include estimated cover and abundance of native shrubs; (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (<i>e.g.</i>, mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (<i>e.g.</i>, seed,</p>	<p>CDFG</p>	<p>Plan Requirements: Coastal Scrub Restoration Plan(s) shall implement the specified requirements.</p> <p>Plans Approved: Plan(s) to be approved in conjunction with coastal scrub preservation area dedications required by Mitigation Measures BIO-20.</p> <p>Field Verification: Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Submit monitoring reports annually (by April 1) to CDFG until success criteria are met. Submit Coastal Scrub Restoration Plan to CDFG if coastal scrub restoration is required.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>potted nursery stock, <i>etc.</i> 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.</p> <p>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>	<p>CDFG</p>	<p>Plan Requirements: Coastal Scrub Restoration Plan(s) shall implement the specified requirements.</p> <p>Plans Approved: Plan(s) to be approved in conjunction with coastal scrub preservation area dedications required by Mitigation Measures BIO-20.</p> <p>Field Verification: Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Submit monitoring reports annually (by April 1) to CDFG until success criteria are met. Submit Coastal Scrub Restoration Plan to CDFG if coastal scrub restoration is required.</p>	
<p>BIO-22. a. Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (BIO-22b) and the additional measures required by this EIS/EIR (BIO-2 for woodlands in jurisdictional streambeds; and BIO-22c and BIO-22d for upland areas).</p> <p>The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows: (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a description of proposed cover and number of native trees, shrubs, and grasses per acre to be established. This description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill</p>	<p>CDFG and LA County Dept. of Regional Planning</p>	<p>Plan Requirements: Oak Resource Management Plan shall include an implementation schedule and methods to achieve the specified oak woodland enhancement and creation requirements</p> <p>Field Verification: Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Post-development, submit monitoring reports annually (by April 1) to CDFG until success criteria are met; Oak Resource Management Plan to CDFG and County for approval.</p>	

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<p>cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, etc.; (8) a schedule and action plan to maintain and monitor the enhancement/restoration areas to include, at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in BIO-22b and BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat improvement/restoration efforts do not meet the success criteria stated in the plan.</p> <p>b. To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring 8 inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as "any oak tree measuring 36 inches or more in diameter") will be replaced at a ratio of 10:1.</p> <p>Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to the following standards:</p> <ol style="list-style-type: none"> 1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester. 2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality 	<p>CDFG and LA County Dept. of Regional Planning</p>	<p>Plan Requirements: Oak Resource Management Plan shall include an implementation schedule and methods to achieve the specified oak woodland enhancement and creation requirements</p> <p>Field Verification: Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Post-development, submit monitoring reports annually (by April 1) to CDFG until success criteria are met; Oak Resource Management Plan to CDFG and County for approval.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>occurs within that period.</p> <p>3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to the standards outlined herein.</p> <p>4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met.</p> <p>c. In addition to the CLAOTO requirements (BIO-22b, above), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above.</p> <p>Additional replacement ratios are provided in Table 4.5-70.</p> <p>d. Newhall will mitigate lost oak woodlands occurring on upland sites (<i>i.e.</i>, outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage.</p> <p>For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site.</p> <p>The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (BIO-22b).</p> <p>1. Regardless of the date of initial woodland creation or enhancement,</p>	<p>CDFG and LA County Dept. of Regional Planning</p>	<p>Plan Requirements: Oak Resource Management Plan shall include an implementation schedule and methods to achieve the specified oak woodland enhancement and creation requirements</p> <p>Field Verification: Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Post-development, submit monitoring reports annually (by April 1) to CDFG until success criteria are met; Oak Resource Management Plan to CDFG and County for approval.</p>	

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<p>each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to evaluation for successful completion.</p> <p>2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan.</p> <p>3. Densities (numbers/acre) of surviving, healthy oak shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the "target" woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in Table 4.5-71.</p> <p>4. Non-native grass cover shall not exceed the "target" woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC list of noxious weeds (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined.</p> <p><u>Tables 4.5-70 and 71 are provided as MMRP Appendix E.</u></p>	<p>CDFG and LA County Dept. of Regional Planning</p>	<p>Plan Requirements: Oak Resource Management Plan shall include an implementation schedule and methods to achieve the specified oak woodland enhancement and creation requirements</p> <p>Field Verification: Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Post-development, submit monitoring reports annually (by April 1) to CDFG until success criteria are met; Oak Resource Management Plan to CDFG and County for approval.</p>	
<p>BIO-23. A final Spineflower Conservation Plan (SCP) shall be adopted and implemented after approval by CDFG, including the permanent dedication of preserves (see draft in Appendix 1.0). The proposed spineflower preserve areas shall be offered to CDFG as a permanent conservation easement within one year after issuance of the requested 2081 Permit to ensure long-term protection. The conservation easement shall be to CDFG and contain appropriate funding and restrictions to help ensure that the spineflower preserve lands are protected in perpetuity.</p>	<p>CDFG</p>	<p>Plan Approved: SCP and conservation easement to be approved prior recordation of tract maps that have preserve areas.</p> <p>Reporting: Submit reports annually to CDFG in perpetuity.</p>	
<p>BIO-24. The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/NLMO(s) for approval by CDFG. Newhall Land will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document.</p>	<p>CDFG</p>	<p>Measure Implementation: Preserve manager SOQ and funding mechanism(s) to be submitted and approved by CDFG prior to the start of construction activities.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-25. Disturbed portions (<i>i.e.</i>, agricultural lands, disturbed lands, and developed lands) of the spineflower preserves, or including buffers, will be restored through revegetation with native plant communities. In</p>	<p>CDFG and LA County Dept. of Regional</p>	<p>Plan Approved: Habitat restoration and enhancement plans submitted to County and CDFG for approval prior to the start of grading activities in the vicinity of preserve</p>	

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<p>summary, areas that have greater than 30% relative cover by weeds will be restored to have relative cover comparable to that of existing occupied spineflower habitat. <u>Habitat restoration and enhancement plans (including restoration plans) for areas within the preserves shall be prepared at the direction of the preserve manager by a qualified biologist and submitted to the County and CDFG for approval prior to implementation.</u> In addition, Cal-IPC List A and B plants that are present within the spineflower preserve will be controlled. Restoration and enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan.</p>	<p>Planning CDFG and LA County Dept. of Regional Planning</p>	<p>areas. Field Verification: Perform quarterly monitoring until success criteria are met. Reporting: Submit reports annually (by April 1) to County and CDFG until success criteria are met.</p>	
<p>BIO-26. In the event that a spineflower preserve, or buffer, or a portion of a spineflower preserve, or buffer burns in a wildfire or suffers from mass movements (<i>e.g.</i>, landslides, slope sloughing, or other geologic events), the spineflower preserve manager and Newhall Land shall promptly review the site and determine what action, if any, should be taken. The primary anticipated post-fire spineflower preserve management activity involves monitoring the site and controlling annual weeds that may invade burned areas following a fire event, especially when such weeds (that were not previously present or not present in similar densities) exceed the 30% maximum threshold (see BIO-25). If fire-control lines or other forms of bulldozer damage occur in the spineflower preserves, these areas will be repaired and revegetated to pre-burn conditions or better. An emergency fire response plan will be prepared (in accordance with Mitigation Measure SP-4.6-72) prior to the establishment of the spineflower preserves and approved by CDFG and Los Angeles County Fire Department. <u>The preserve manager will contact the LACFD at least once every 5 years to review the plan and consult with them on implementation of the plan.</u></p> <p>The same methods will be applied to mass-movement, landslide, or slope-sloughing types of events. This measure shall be implemented in conformance with the Spineflower Conservation Plan.</p>	<p>CDFG and Los Angeles County Fire Department</p>	<p>Measure Implementation: The requirements of this mitigation measure are to be implemented after a fire or slope movement in the vicinity of a spineflower preserve. Plans Prepared: An emergency fire response plan shall be developed prior to the establishment of spineflower preserves. Plans Approved: Emergency fire response plan to be approved by CDFG and Los Angeles County Fire Department. Plan to be reviewed by LACFD every five years. Reporting: Submit reports annually (by April 1) to County and CDFG until success criteria are met.</p>	
<p>BIO-27. Spineflower preserve temporary fencing shall be shown on construction plans and installed prior to initiating construction clearing and grubbing activities within <u>5200</u> feet of spineflower preserves, including the buffers. The spineflower preserve manager or a qualified biologist shall monitor fence installation. Clearing for fence installation shall be minimized to what is necessary to install the fence and, where possible, shall leave the roots of native plants in place to allow regrowth. As necessary, native vegetation will be restored and weed management</p>	<p>CDFG</p>	<p>Measure Implementation: Required fencing to be depicted on applicable grading plans. Grading plan notes shall include the requirements of this mitigation measure. Field Verification: Preserve manager to field inspect as necessary when grading occurs in the vicinity of spineflower preserves.</p>	

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<p>will be performed following fence installation to ensure temporarily cleared native plant areas do not become weed dominated after installation. General Project clearing and grubbing within <u>2500</u> feet of the fence may commence upon verification by the spineflower preserve manager or the qualified biologist that protective fencing is in place and is adequate. Appropriate BMPs shall be installed at the edge of development manufactured slopes when the spineflower preserve is within <u>5200</u> feet and down-slope of proposed development.</p>	CDFG	<p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-28. Construction documents shall indicate that the grading contractor is responsible for protecting spineflower <u>preserves</u> during construction work. The construction documents shall indicate that the contractor is responsible for informing all employees and subcontractors of the environmentally sensitive areas and the proper conduct of work when working near (e.g., within <u>4500</u> feet) of these areas. The construction documents shall require a pre-construction meeting to perform an "environmental education session" with the grading contractor/contractor's employees, subcontractors, and equipment operators prior to commencing construction work within <u>4500</u> feet of the spineflower preserves. The environmental education session shall be conducted by the spineflower preserve manager or a qualified biologist and focus on informing workers of the location and sensitivity of the spineflower and the requirements for protecting it. The construction documents shall indicate that the grading contractor shall be responsible for mitigating any impacts to spineflower <u>preserves</u> due to the negligence of the grading contractor/contractor's employees, subcontractors, or equipment operators. If accidental <u>trespass into a spineflower preserve take</u> occurs during construction, the <u>violation shall be documented by the preserve manager and immediately reported to CDFG. Follow-up action will be taken in accordance with the Section 2081 of the Fish and Game Code. Incidental Take loss shall be addressed in accordance with the section 2081</u> Permit issued by CDFG.</p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: The biologist shall provide CDFG evidence that the required "environmental education session" was conducted.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-29. Construction plans shall include necessary design features and construction notes to demonstrate consistency of development in the vicinity of spineflower preserves with the Spineflower Conservation Plan (SCP). In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include minimum BMPs. Together, the implementation of these requirements shall ensure that spineflower <u>preserve</u> populations are protected during construction. At a minimum, the following measures/restrictions shall be incorporated</p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Preserve manager to field inspect as necessary when grading occurs in the vicinity of spineflower preserves.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>into the SWPPP and noted on construction plans, where appropriate, to avoid impacting spineflower <u>preserves</u> during construction:</p> <ul style="list-style-type: none"> • Avoid planting or seeding invasive species in development areas <u>during construction phases</u> within 200 feet of spineflower preserve areas; • Do not use erosion control devices that may contain weeds, such as hay bales, <i>etc.</i>, within <u>2400 feet of spineflower preserves</u> <u>or anywhere upstream of spineflower preserves;</u> • Do not windrow or stockpile soil along spineflower <u>within 200 feet of spineflower preserve boundaries</u> <u>or anywhere upstream of spineflower preserves;</u> • Do not locate staging areas, maintenance, or concrete washout areas <u>within 500 feet (unless otherwise authorized by CDFG, and no closer than 200 feet in any instance), where adjacent to or anywhere upstream of spineflower preserves;</u> • Do not store toxic compounds, including fuel, oil, lubricants, paints, release agents, or any other construction materials that could damage <u>spineflower habitat</u> if spilled near spineflower <u>preserve areas, or anywhere upstream of spineflower preserves, or along spineflower preserve boundaries;</u> • Provide location and details for any fencing for temporary and permanent access control along preserve boundaries (per BIO-31 for temporary fencing and BIO-36 for permanent fencing); • Provide location and details for any dust control fencing along preserve boundaries (per BIO-32); and • Provide location and details for any stormwater run-on controls/BMPs coming from development area to spineflower preserve (per BIO-38 and BIO-39). 	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Preserve manager to field inspect as necessary when grading occurs in the vicinity of spineflower preserves.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-30. The spineflower preserve manager or qualified biologist shall review construction plans and specifications, SWPPP, and, where appropriate, erosion control plans and implementation of SCAQMD Rule 403d dust control measures (SCAQMD 2005) prior to construction within <u>5200 feet of spineflower preserves</u> for compliance with the Spineflower Conservation Plan and associated permits and Project-related environmental documents. <u>A copy of the SWPPP and associated</u></p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: The preserve manager or qualified biologist shall provide CDFG evidence of required plan review prior to the start of grading activities.</p> <p>Reporting: Provide SWPPP prior to construction, and submit monitoring reports monthly to CDFG during</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<u>monitoring reports will be provided to CDFG.</u>		construction.	
<p>BIO-31. Spineflower preserves shall be protected prior to clearing and during construction with temporary construction fencing as described in BIO-27. Openings shall be included in the fence when located within wildlife corridors and vegetation community connectivity areas to allow for the safe passage of wildlife. The spineflower preserve manager or a qualified biologist shall indicate the location and width of each of these openings. The fencing shall be three-strand non-barbed wire fence or bright orange U.V. stabilized polyethylene construction "snow" fencing, attached to metal t-posts that extend at least four feet above grade or equivalent. Protective fencing shall be maintained in good condition until completion of Project construction. Where construction activities occur within <u>2500</u> feet of a spineflower preserve, the spineflower preserve manager or qualified biologist shall review fencing weekly during construction monitoring visits and note any fencing that is in need of repair. Repairs shall be completed within three working days of notification by the spineflower preserve manager or qualified biologist.</p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification. Preserve manager to field inspect weekly and as necessary throughout construction period.</p> <p>Reporting: Submit monitoring reports to CDFG monthly during construction.</p>	
<p>BIO-32. Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation within the spineflower preserve areas. Dust control shall be implemented during construction in compliance with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of a spineflower location, chemical dust suppression shall not be utilized. Where determined necessary by the spineflower preserve manager or qualified biologist, a screening fence (<i>i.e.</i>, a six-foot high chain link fence with green fabric up to a height of five feet) shall be installed to protect spineflower locations.</p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Preserve manager to field inspect as necessary when grading occurs in the vicinity of spineflower preserves.</p> <p>Reporting: Submit monitoring reports monthly to CDFG during construction.</p>	
<p>BIO-33 The spineflower preserve manager or qualified biologist shall perform weekly construction monitoring for all construction activities within <u>2500</u> feet of spineflower preserve areas. The spineflower preserve manager's or qualified biologist's construction monitoring tasks shall include reviewing and approving protective fencing, dust control measures, and erosion control devices before construction work begins; conducting a contractor education session at the preconstruction meeting; and reviewing the site weekly (minimum) during construction to ensure the fencing, dust control, and BMP measures are in place and functioning correctly and that work is not directly or indirectly impacting spineflower plants; and <u>quarterly monitoring shall be initiated for Argentine ants along the construction-open space interface at sentinel locations where</u></p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification. Preserve manager to field inspect weekly and as necessary throughout construction period.</p> <p>Reporting: Submit monitoring reports to CDFG monthly during construction.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>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. Each site visit shall be followed up with a summary monitoring report sent electronically to Newhall Land indicating the status of the site. Monthly monitoring reports, as needed, shall be submitted to CDFG and the County of Los Angeles). Monitoring reports shall include remedial recommendations and issue resolution discussions when necessary.</u></p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification. Preserve manager to field inspect weekly and as necessary throughout construction period.</p> <p>Reporting: Submit monitoring reports to CDFG monthly during construction.</p>	
<p>BIO-34. Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within ±200 feet of a spineflower preserve shall be reviewed and approved within 30 days by the spineflower preserve manager or qualified biologist and CDFG to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the spineflower preserve and buffer areas. Container plants to be installed within public areas within 200 feet of the spineflower preserves shall be inspected by the spineflower preserve manager or qualified biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, for public areas within 200 feet of spineflower preserves, landscape plants shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (http://www.cal-ipc.org/ip/inventory/index.php).</p>	CDFG	<p>Measure Implementation: Landscape plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Spineflower preserve manager or qualified biologist shall inspect container plants prior to installation.</p> <p>Reporting: Prior to and during landscape construction, submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-35. All portions of the spineflower preserves shall be closed, with the exception of pre-identified existing dirt roads and utility easements. The pre-identified existing dirt roads and utility easement access roads shall function as access routes for the spineflower preserve manager, spineflower preserve maintenance personnel, utility personnel, and emergency services vehicles only (e.g., police, fire, and medical) No</p>	CDFG	<p>Measure Implementation: Access road gates, locks and signage to be installed prior to occupancy of adjoining land uses.</p> <p>Field Verification: Preserve manager to field inspect as necessary prior to occupancy of adjoining land uses.</p>	

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<p>other vehicle or foot traffic, including nature or recreational trails, will be permitted in the preserve, including the buffer. The dirt roads shall be gated and locked at the outside edges of the buffer zone. Signs discouraging unauthorized access shall be posted. The only persons or entities issued gate keys shall be the spineflower preserve managers and their employees, easement holding utility companies, emergency services, Newhall Land, and CDFG.</p>	CDFG	<p>Conduct ongoing maintenance of signs.</p> <p>Reporting: During and post-development, submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-36. Fencing shall be installed along the outside edge of the spineflower preserve and buffer areas adjacent to proposed developments, parks, golf courses, or other "active land uses" to prevent unauthorized access. Specific areas that are adequately protected by steep terrain (1.5:1 or steeper) and/or dense vegetation may not require fencing but would require signage. The determination of the need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors.</p> <p>Fencing must extend a minimum of four feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or similar. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals.</p>	CDFG	<p>Measure Implementation: Access road gates, locks and signage to be installed prior to occupancy of adjoining land uses.</p> <p>Field Verification: Preserve manager to field inspect as necessary prior to occupancy of adjoining land uses. Conduct on-going monitoring to assess effectiveness of fencing.</p> <p>Reporting: During and post-development, submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-37. Outdoor all-weather signs measuring approximately 12 by 16 inches shall be posted on all spineflower preserve access gates and along spineflower preserve fencing at approximately 800 feet on center, except adjacent to road crossings, where signs will be posted. The placement will take topography into account, emphasizing placement on ridgelines where signs will be visible to emergency fire personnel and others. Signs shall state in English and Spanish that the area is a biological preserve that hosts a state-listed endangered and federal candidate plant species and that trespassing is prohibited (in accordance Mitigation Measure SP-4.6-68). Signs shall indicate that fuel modification and management work is not allowed within the spineflower preserve or (including buffer areas). Signage at any trailheads near spineflower preserves shall describe the spineflower preserve, its purpose, and the applicable</p>	CDFG	<p>Measure Implementation: CDFG to approve sign design prior to installation.</p> <p>Field Verification: Preserve manager to field inspect as necessary prior to occupancy of adjoining land uses. Conduct ongoing maintenance of signs.</p> <p>Reporting: During and post-development, submit reports annually (by April 1) to CDFG until success criteria are met.</p>	

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<p>restrictions regarding spineflower conservation.—The signage shall state that people who do not abide by these rules or who damage the protected species will be subject to prosecution, including fines and/or imprisonment. All signage shall include emergency contact information and shall be reviewed and approved by the spineflower preserve manager or qualified biologist.</p>			
<p>BIO-38. Storm drain outfalls from proposed development areas shall only be installed uphill from spineflower preserve areas where necessary to retain pre-construction hydrological conditions within the spineflower preserves, sustain existing riparian and wetland vegetation communities, and/or allow for the restoration of currently disturbed areas to native riparian/alluvial vegetation communities. When located in a spineflower preserve area, storm drains must meet the following criteria:</p> <ul style="list-style-type: none"> • Storm drains must not impact spineflower either directly or indirectly; and • Under no circumstances shall storm drains daylight onto steeply sloped areas or other areas that would cause erosion. 	CDFG	<p>Plan Requirements: Drainage plans are to implement the specified drainage design measures. Preserve manager to review drainage plans prior to the start of construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-39. Any surface water entering a spineflower preserve area from development areas <u>during construction</u> is required to pass through BMP measures, which will be described in the SWPPP. Storm drain outlets must contain <u>hydrologic controls (e.g., adequate energy dissipaters)</u> to prevent downstream erosion and stream channel down-cutting. Additionally, storm drain outlets must be designed based on pre- and post-construction hydrological studies (in accordance with Mitigation Measure SP-4.6-69). Storm drains and permanent structural BMPs shall be designed by a licensed civil engineer. Requirements of BIO-29 and BIO-38, where applicable, shall be incorporated into the facility design and shall be subject to approval by the spineflower manager or qualified biologist. Long-term maintenance of storm drain BMPs will be the responsibility of the designated maintenance entity.</p>	CDFG	<p>Plan Requirements: Drainage plans are to implement the specified drainage design measures. Preserve manager to review drainage plans prior to the start of construction.</p> <p>Reporting: Prior to construction (design phase) and post-construction (maintenance phase), submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-40. The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007I) shall be revised and submitted to CDFG for review and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant or its designee. The revised plan will demonstrate the feasibility of enhancing or restoring slender mariposa lily habitat in selected areas to be managed as natural open space (<i>i.e.</i>, the Salt Creek area or High Country SMA,</p>	CDFG	<p>Plan Requirements: A revised Slender Mariposa Lily Mitigation Monitoring Plan and implementation schedule that complies with requirements specified by this measure shall be prepared and submitted to CDFG prior to ground disturbance of occupied habitat.</p> <p>Field Verification: Perform monitoring quarterly. Field inspect as necessary until restoration/enhancement success</p>	

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<p>spineflower preserves, or River Corridor SMA) without conflicting with other resource management objectives. Habitat replacement/enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted).</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 and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007A); (2) a description of "target" vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (<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> <p>Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50% of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site.</p> <p>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</p>	<p>CDFG</p>	<p>criteria are achieved.</p> <p>Reporting: Revised RMDP Slender Mariposa Lily Mitigation and Monitoring Plan submitted to CDFG prior to ground disturbance; monitoring reports submitted annually (by April 1) to CDFG.</p>	

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<p>from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection guidelines (<i>i.e.</i>, MOU for rare plant seed collection). <u>No bulbs will be translocated into areas within 300 feet of proposed or existing development.</u> 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).</p> <p>Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning for slender mariposa lily. Monitoring reports will describe all restoration/enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe mariposa lily survival or establishment in quantitative terms.</p> <p>A minimum of 133 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundaries. Of these 133 acres, approximately 103 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundary in the High Country SMA and Salt Creek area, and two acres occur within the River Corridor SMA and/or proposed spineflower preserves. Additional cumulative occupied area will be conserved and managed in the San Martinez Grande Canyon area at a 1:1 ratio (acres conserved and managed to acres impacted) based on impacts to cumulative occupied area within the Entrada planning area, as a means to ensure regional biodiversity of the species. Up to an additional 28 acres of slender mariposa lily cumulative occupied area can be conserved and managed in the San Martinez Grande Canyon area for this purpose.</p>	<p>CDFG</p>	<p>Plan Requirements: A revised Slender Mariposa Lily Mitigation Monitoring Plan and implementation schedule that complies with requirements specified by this measure shall be prepared and submitted to CDFG prior to ground disturbance of occupied habitat.</p> <p>Field Verification: Perform monitoring quarterly. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Revised RMDP Slender Mariposa Lily Mitigation and Monitoring Plan submitted to CDFG prior to ground disturbance; monitoring reports submitted annually (by April 1) to CDFG.</p>	
<p>BIO-41. Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger.</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</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified American badger surveys prior to construction in specified areas. Required follow-up procedures to be conducted prior to construction period.</p> <p>Reporting: 30 days prior to construction/American badger relocation, submit written report to CDFG. Prepare and submit annual monitoring reports.</p>	

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<p>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>	CDFG	<p>Measure Implementation: Conduct specified American badger surveys prior to construction in specified areas. Required follow-up procedures to be conducted prior to construction period.</p> <p>Reporting: 30 days prior to construction/American badger relocation, submit written report to CDFG. Prepare and submit annual monitoring reports.</p>	
<p>BIO-42. All oaks that will not be removed that are regulated under CLAOTO with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (<i>i.e.</i>, the area at least 15 feet from the trunk or five feet beyond the drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the Project arborist or qualified biologist confirms the health of preserved trees.</p>	CDFG	<p>Measure Implementation: Required fencing to be depicted on applicable grading plans. Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Field inspect as necessary when grading occurs in the vicinity of oak trees and prior to fence removal.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-43. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities that result in any disturbance to the banks or wetted channel, aquatic habitats within construction sites and access roads, as well as all aquatic habitats within 300 feet of construction sites and access roads, shall be surveyed by a qualified biologist for the presence of the unarmored threespine stickleback, arroyo chub, and Santa Ana sucker. The Corps and CDFG shall be notified at least 14 days prior to the survey and shall have the option of attending. The biologist shall file a written report of the survey with both agencies within 14 days of the survey and no later than 10 days prior to any construction work in the riverbed. If there is evidence that fish spawn has occurred in the survey area, then surveys shall cease unless otherwise authorized by USFWS. If surveys determine that gravid fish are present, that spawning has recently occurred, or that juvenile fish are present in the proposed construction areas, all activities within aquatic habitat will be suspended. Construction</p>	CDFG	<p>Measure Implementation: Conduct specified fish surveys prior to construction of specified structures and submit required written report. Required follow-up procedures to be conducted prior to construction period.</p> <p>Reporting: Notify CDFG at least 14 days prior to survey. File survey report to CDFG within 14 days of survey and no sooner than 10 days prior to construction.</p>	

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within aquatic habitats shall only occur when it is determined that juvenile fish are not present within the Project area.			
<p>BIO-44. 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. The Plan shall be submitted to the USFWS and CDFG for approval at least 30 days prior to implementation.</p> <p>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 1/8-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>	CDFG	<p>Plan Requirements: A Stream Crossing and Diversion Plan that complies with requirements specified by this measure shall be prepared and submitted to USFWS and CDFG. Required follow-up procedures to be conducted prior to construction period.</p> <p>Reporting: Submit Stream Crossing and Diversion Plan to CDFG at least 30 days prior to implementation.</p>	
<p>BIO-45. a. <u>Stream diversion bypass channels:</u></p> <p>Stream diversion bypass channels will be constructed when the active wetted channel is within the work zone. Diversion bypass channels will be built in accordance with BIO-44 and in consultation with CDFG/USFWS. Equipment shall not be operated in areas of ponded or</p>	CDFG	<p>Measure Implementation. All proposed stream diversion bypass channels and dewatering activities to comply with specified requirements, including requirements of BIO-44, throughout the construction period. CDFG and USFWS to approve proposed channels prior to construction and channels to be provided at the</p>	

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<p>flowing water unless authorized by CDFG/USFWS.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>b. <u>Dewatering:</u></p> <p>Construction dewatering in close proximity to stream flow shall implement the following:</p> <ul style="list-style-type: none"> - Assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of 	<p>CDFG</p>	<p>end of construction operations.</p> <p>Field Verification: Field monitoring during the construction period to be conducted daily by qualified restoration ecologist.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	

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<p>influence (radius of draw down).</p> <ul style="list-style-type: none"> - 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. 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. 	<p>CDFG</p>	<p>Measure Implementation. All proposed stream diversion bypass channels and dewatering activities to comply with specified requirements, including requirements of BIO-44, throughout the construction period. CDFG and USFWS to approve proposed channels prior to construction and channels to be provided at the end of construction operations.</p> <p>Field Verification: Field monitoring during the construction period to be conducted daily by qualified restoration ecologist.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-46. 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>	<p>CDFG</p>	<p>Measure Implementation: Specified monitoring activities to be conducted during stream diversion and culvert installation. Required follow-up procedures to be conducted throughout construction period.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Report to CDFG within 24 hours of finding stranded fish.</p>	
<p>BIO-47. 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 (<i>e.g.</i>, boulders, large logs, or other CDFG- and USFWS-approved materials) in the channel.</p>	<p>CDFG</p>	<p>Measure Implementation: Required habitat areas to be provided prior to the start of river crossing or bridge construction</p> <p>Field Verification: Field inspect as necessary prior to start of construction operations. CDFG to approve preconstruction materials. Consult with CDFG and USFWS when enhancing slow-moving water habitats.</p>	

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<p>BIO-48. Installation of bridges, culverts, or other structures shall not impair the movement of fish and aquatic life. Bottoms of temporary culverts shall be placed at or below channel grade. Bottoms of permanent culverts shall be placed below channel grade. Culvert crossings shall include provisions for a low flow channel where velocities are less than two feet per second to allow fish passage.</p>	<p>CDFG</p>	<p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p> <p>Plan Requirements: Grading/construction plans are to implement the specified drainage design measures. Review drainage plans prior to the start of construction. Proposed drainage plans to be provided in conjunction with the required Construction Notification (Corps) and Sub-Notification (CDFG).</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-49. Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.</p>	<p>CDFG</p>	<p>Plan Requirements. These requirements shall be included as notes on all grading plans.</p> <p>Reporting: During construction, submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-50. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 500 feet of construction sites and access roads shall be surveyed at the appropriate season for southwestern pond turtle. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and June 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. The applicant shall develop a Plan to address the relocation of southwestern pond turtle. The 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</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified southwestern pond turtle surveys and prepare relocation plan prior to construction of specified structures. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Plan Approval: Submit plan for relocation of southwestern pond turtle 60 days prior to construction and submit resume of biologist prior to implementation.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	

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<p>(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.</p> <p>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>	CDFG	<p>Measure Implementation: Conduct specified southwestern pond turtle surveys and prepare relocation plan prior to construction of specified structures. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Plan Approval: Submit plan for relocation of southwestern pond turtle 60 days prior to construction and submit resume of biologist prior to implementation.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-51. 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.</p>	CDFG	<p>Plan Requirements. Proposed bridge design to include specified lighting and stormwater drainage requirements. Proposed bridge construction plans to be provided in conjunction with the required Sub-Notification procedure.</p> <p>Reporting: Prior to design and construction, submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-52. Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained on site and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than five days without participating in the WEAP. <u>Night work and use of lights on equipment shall not be allowed unless CDFG approves of the night work and use of</u></p>	CDFG	<p>Measure Implementation: Grading and construction plan notes shall include the requirements of this mitigation measure.</p> <p>Field verification: Equipment to be verified and documented as clean before delivery to project site.</p> <p>Reporting: The biologist shall notify CDFG when the required Worker Environmental Awareness Program</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>lights. Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG.</u> 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> <ul style="list-style-type: none"> • Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. • A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. <u>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;</u> • Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; • Review/designate the construction area in the field with the contractor in accordance with the final grading plan; • Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of 	<p>CDFG</p>	<p>training activities have been conducted, including the names of persons that have participated in the training program. Submit WEAP list to CDFG. Submit field review report of the staking to CDFG. Keep a daily written log of vehicle/equipment washing and report (within 72 hours) to CDFG any conflicts or errors resulting in impacts to special-status biological resources.</p>	

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<p>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> <ul style="list-style-type: none"> • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity; • Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; • <u>To reduce the potential for the spread of New Zealand mud snails 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 mud snail 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 mud snails 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 mud snails 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</u> 	<p>CDFG</p>	<p>Measure Implementation: Grading and construction plan notes shall include the requirements of this mitigation measure.</p> <p>Field verification: Equipment to be verified and documented as clean before delivery to project site.</p> <p>Reporting: The biologist shall notify CDFG when the required Worker Environmental Awareness Program training activities have been conducted, including the names of persons that have participated in the training program. Submit WEAP list to CDFG. Submit field review report of the staking to CDFG. Keep a daily written log of vehicle/equipment washing and report (within 72 hours) to CDFG any conflicts or errors resulting in impacts to special-status biological resources.</p>	

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<p><u>used, and location of work:</u></p> <ul style="list-style-type: none"> • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special-status biological resources. 			
<p>BIO-53. Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (<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. 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.</p> <p>(2) Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified western spadefoot toad surveys and prior ground disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Reporting: Submit monitoring reports to CDFG annually (April 1) until success criteria met for relocation site; CDFG to approve creation of spadefoot sites prior to relocation of animals. Monitor relocation sites for five years.</p>	

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<p>spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above.</p> <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>BIO-54. Prior to construction the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat.</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 (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified reptile surveys, prepare relocation plan, and specify survey/monitoring schedule prior to ground disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Plans Prepared: Prepare relocation plan (including timing for each species) prior to construction.</p> <p>Field Verification: Perform monitoring 30 days prior to construction and daily during construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Submit Rosy boa relocation plan to CDFG. Submit relocation plan to CDFG 60 days prior to any ground disturbing activities. Submit survey reports to CDFG. Submit special-status reptile clearance daily log during construction and results of three pre-construction surveys included in annual mitigation report.</p>	

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<p>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>			
<p>BIO-55. a. As a supplement to BIO-1 through BIO-16, additional habitat mitigation through replacement or enhancement of nesting/foraging habitat for least Bell's vireo will be provided for certain key habitat zones at higher ratios (identified as "key population areas" in Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat). Southern willow scrub, southern cottonwood-willow riparian, arrow weed scrub, mulefat scrub, and Mexican elderberry scrub and woodland that provide nesting/foraging habitat for least Bell's vireo in "key population areas" shall be replaced or enhanced. All permanent loss to nesting/foraging habitat in key population areas shall be mitigated at a 5:1 ratio unless otherwise authorized by CDFG or USFWS. Temporary habitat loss of foraging/nesting habitat in key population areas shall be mitigated at a 2:1 ratio. The requirements for replacing habitat by either creating new habitat or removing exotic species from existing habitat shall follow the procedures outlined in BIO-1 through BIO-16. To replace the lost functions of habitat located adjacent to the Santa Clara River due to noise impacts, all nesting/foraging habitat within the 60 dBA sound contour (associated with development site roadway improvements) shall be 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 BIO-2, whichever is greater. Mitigation acquisition shall occur at an agreed-upon</p>	<p>CDFG</p>	<p>Plans Prepared: Supplemental habitat restoration/acquisition plans for least Bell's vireo and California gnatcatcher to be submitted concurrently with applicable sub-notification (CDFG)/construction notification (Corps) letters for individual projects.</p> <p>Plans Approved: Prior to impacts to jurisdictional resources.</p> <p>Field Verification: Field inspect as necessary until restoration/enhancement success criteria are achieved. Perform monitoring quarterly until success criteria are met.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	

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<p>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>			
<p>BIO-56. Within 30 days of ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the Project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. Pre-construction surveys shall include nighttime surveys to identify active rookery sites. The surveys shall continue on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground-disturbing activities.</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, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report.</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</p>	<p>CDFG</p> <p>CDFG</p>	<p>Measure Implementation: Conduct specified bird surveys within 30 days of ground-disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Field Verification: Perform monitoring weekly within 30 days prior to construction during nesting season (typically March through August). Perform weekly monitoring of nests during construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met (except golden eagles and California gnatcatchers which require notification of CDFG within 24 hours).</p>	

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<p>biologist in consultation with CDFG and USFWS, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. If no active nests are observed, construction may proceed. If active nests are found, work may proceed provided that construction activity is located at least 300 feet from active nests (or as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit). This buffer may be adjusted provided noise levels do not exceed 60 dBA hourly Leq at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician.</p> <p>If the noise meets or exceeds the 60 dBA Leq threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA Leq hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS.</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>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified bird surveys within 30 days of ground-disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Field Verification: Perform monitoring weekly within 30 days prior to construction during nesting season (typically March through August). Perform weekly monitoring of nests during construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met (except golden eagles and California gnatcatchers which require notification of CDFG within 24 hours).</p>	

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<p>BIO-57. 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>	CDFG	<p>Measure Implementation: Conduct specified burrowing owl surveys within 30 days of ground-disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Field Verification: Conduct surveys 30 days prior to construction. If burrowing owl is nesting, may need to need CDFG approval for construction within 500 feet.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG as part of mitigation status report until success criteria are met. During seed collection (two years following project approval) notify CDFG within 24 hours if adaptive management thresholds are triggered; get CDFG approval for alternative nest sites.</p>	
<p>BIO-58. Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat.</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</p>	CDFG	<p>Measure Implementation: Conduct specified San Diego black-tailed jackrabbit and desert woodrat surveys within 30 days of ground-disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Field Verification: Perform surveys within 30 days of construction activities and when construction activities will occur near active nest areas.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Report (within 72 hours) to CDFG any occurrences of San Diego black-tailed jackrabbit, and document all woodrat nest relocations.</p>	

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<p>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>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified San Diego black-tailed jackrabbit and desert woodrat surveys within 30 days of ground-disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Field Verification: Perform surveys within 30 days of construction activities and when construction activities will occur near active nest areas.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Report (within 72 hours) to CDFG any occurrences of San Diego black-tailed jackrabbit, and document all woodrat nest relocations.</p>	
<p>BIO-59. 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</p>	<p>CDFG</p>	<p>Plan Requirements: A Wildlife Movement Corridor Plan shall include an implementation schedule and proposed corridor design criteria.</p> <p>Plan Preparation: Prepare Wildlife Movement Corridor Plan prior to development.</p> <p>Field Verification: Monitor for one year wildlife movement at San Martinez Grande, Chiquito Canyon, and Castaic Creek prior to widening of SR-126, and for two years after constructing improvements. Monitor wildlife movement for one year at initiation of RMDP</p>	

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<p>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.</p>	<p>CDFG</p>	<p>development, for two years after constructing improvements, and for three years after Project build-out.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Report of the wildlife documented to utilize these crossings provided annually to CDFG until success criteria are met.</p>	
<p>BIO-60. Thirty days prior to construction activities, a qualified biologist shall conduct a pre-construction survey for mountain lion natal dens. The survey area shall include the construction footprint and the area within 2,000 feet of the Project disturbance boundaries. Should an active natal den be located, the applicant shall cease work within 2000 feet and inform CDFG with 24 hours. No construction activities shall occur in the 2000 foot buffer until a qualified biologist in consultation with CDFG establishes an appropriate setback from the den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion shall occur within the established setback until the cubs have been successfully reared or the cats have left the area.</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified mountain lion natal den surveys within 30 days of ground-disturbing or construction activities. Required follow-up procedures to be conducted until the cubs have cubs have been reared or the cats have left the area.</p> <p>Field Verification: Conduct surveys 30 days prior to construction.</p> <p>Reporting: Submit survey results to CDFG.</p>	
<p>BIO-61. No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of special-status bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (<i>i.e.</i>, a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (<i>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</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified bat surveys within 30 days of ground-disturbing or construction activities. Conduct required follow-up procedures as necessary.</p> <p>Field Verification: Perform surveys 30 days prior to construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Notify CDFG if maternity roosting sites occur within the development area, or if any hibernacula or active nurseries occur within the development zone.</p>	

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<p>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.</p> <p>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. 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.</p> <p>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. 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>i.e.</i>, 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.</p> <p>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>i.e.</i>, prior to March 1) or after young are flying (<i>i.e.</i>, after July 31) using the exclusion techniques described above.</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified bat surveys within 30 days of ground-disturbing or construction activities. Conduct required follow-up procedures as necessary.</p> <p>Field Verification: Perform surveys 30 days prior to construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Notify CDFG if maternity roosting sites occur within the development area, or if any hibernacula or active nurseries occur within the development zone.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>BIO-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.</p>	<p>CDFG</p>	<p>Offers of Dedication: The Open Area portion of the Specific Plan site shall be offered for dedication in three approximately equal phases of approximately 633 acres each proceeding from north to south, as follows:</p> <ol style="list-style-type: none"> (1) The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch; (2) The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and (3) The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch. <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Provide a quarterly report to CDFG indicating the number of residential building permits issued on the Specific Plan site by subdivision map number.</p>	
<p>BIO-63. Each tract map Home Owners' Association shall supply educational information to future residents regarding pets, wildlife, and open space areas. The material shall discuss the presence of native animals (e.g., coyote, bobcat, and mountain lion), indicate that those native animals could prey on pets, indicate that no actions shall be taken against native animals should they prey on pets allowed outdoors, and indicate that pets must be leashed while using the designated trail system and/or in any areas within or adjacent to open space. Control of stray and feral cats and dogs will be conducted in open space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch <u>joint powers authority</u> (JPA) managing the River Corridor SMA, High Country SMA, or Salt Creek area or by the HOAs managing the Open Areas. Feral cats and dogs may be trapped and deposited with the local Society for the Prevention of Cruelty to Animals or the Los Angeles County Department of Animal Control.</p>	<p>CDFG</p>	<p>Measure Implementation. At minimum, the specified educational information shall be included in the Department of Real Estate Public Report provided to prospective home purchasers.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-64. An integrated pest management (IPM) plan that addresses the use of pesticides (including rodenticides and insecticides) on site will be prepared prior to the issuance of building permits for the initial tract map. <u>The IPM will implement appropriate Best Management Practices to</u></p>	<p>CDFG</p>	<p>Plan Approved: Prior to issuance of building permits for the initial tract map.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>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.</u> Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.</p>	CDFG	until success criteria are met.	
<p>BIO-65. Pre-construction surveys for San Emigdio blue butterfly shall occur in all areas containing host plants in sufficient density to support this species. A qualified Lepidoptera biologist shall conduct focused surveys at a time of year and during weather conditions when the detection of eggs, larvae, or adults is possible. All occupied habitat shall be mapped and the locations provided to CDFG. Should the removal of quail brush or other documented host plants from occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas be required, the plants shall be removed when eggs and larvae are not present (i.e., mid-September to March). Removal of quail brush plants from the documented habitat in Potrero Canyon may only be conducted from April through early September if it is determined by a qualified biologist that eggs and/or larvae are not present on the plants to be removed.</p>	CDFG	<p>Measure Implementation: Conduct specified San Emigdio blue butterfly surveys prior to ground-disturbing activities in areas containing sufficient densities of host plants. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: Perform pre-construction surveys.</p> <p>Reporting: Submit survey report to CDFG prior to construction.</p>	
<p>BIO-66. The removal of quail brush or other documented host plants from any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas shall be replaced at a minimum of a 1.5:1 ratio. The replacement plants shall be planted contiguous to the existing quail brush plants associated with the San Emigdio blue butterfly habitat. The success of the replanting shall be monitored for survival and vigor consistent with survivorship requirements of Mitigation Measure BIO-6 and BIO-7.</p>	CDFG	<p>Revegetation/Restoration Acceptance: After specified criteria have been achieved.</p> <p>Field Verification: Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-67. Prior to any construction activities occurring within 200 feet of any occupied San Emigdio blue butterfly habitat in Potrero Canyon or</p>	CDFG	<p>Measure Implementation: Grading and construction plan notes shall include the requirements of this</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>other areas, the boundaries of preserved areas of the habitat shall be clearly marked with flagging. The flagging would serve to identify the boundaries of the habitat to construction personnel and to prevent the inadvertent construction-related loss of quail brush or other host plants associated with the habitat. Construction personnel working in the area shall be informed that the removal of or damage to any flagged quail brush or other host plants located outside the disturbance footprint is prohibited.</p>	<p>CDFG</p>	<p>mitigation measure. Flagging to be provided prior to the start of ground disturbing activities.</p> <p>Field Verification: Field inspect as necessary throughout construction period.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-68. Any <u>common or</u> special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per BIO-61, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The Project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.</p>	<p>CDFG</p>	<p>Measure Implementation: Required replacement roost sites shall be established prior to occupancy of structures that resulted in the impact.</p> <p>Field Verification: Field inspect prior to occupancy.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-69. <u>The Newhall Ranch JPA will have overall responsibility for recreation within and conservation of the High Country.</u> The <u>Newhall Ranch JPA and Project applicant and/or NLMO</u> 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 requesting advising that people and their animals <u>must</u> stay on existing trails at all times <u>and that violators may be cited.</u> 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>	<p>CDFG</p>	<p>Measure Implementation: Information program shall be available for dissemination and signage to be installed prior to occupancy of residences adjacent to the High Country SMA.</p> <p>Field Verification: Field inspect as required. Perform quarterly monitoring and removal of litter, trail expansion, fire hazards.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-70 Construction plans shall include necessary design features and construction notes to ensure protection of vegetation communities and special-status plant and aquatic wildlife species adjacent to construction. In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include the following minimum BMPs. Together, the implementation of these requirements shall ensure protection of adjacent habitats and wildlife species during construction. At a minimum, the following measures/</p>	<p>CDFG</p>	<p>Measure Implementation: Construction plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Field inspect as necessary throughout construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG showing compliance with this mitigation measure.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacting special-status species during construction:</p> <ul style="list-style-type: none"> • Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities. • Provide location and details for any dust control fencing along Project boundaries (BIO-71). • Vehicles shall not be driven or equipment operated in areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement. • Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes. • If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre-Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice-like area. The gradient of the streambed shall be returned to pre-Project grade, to the extent practical, unless it represents a wetland restoration area. • Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. 	<p>CDFG</p>	<p>Measure Implementation: Construction plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Field inspect as necessary throughout construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG showing compliance with this mitigation measure.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<ul style="list-style-type: none"> • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. • The operator shall not permit pets on or adjacent to the construction site. • No guns or other weapons are allowed on the construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction. 	CDFG	<p>Measure Implementation: Construction plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Field inspect as necessary throughout construction.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG showing compliance with this mitigation measure.</p>	
<p>BIO-71. Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (<i>i.e.</i>, a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect special-status species locations. See BIO-32 for dust control requirements related to spineflower preserves.</p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Qualified biologist to field inspect as necessary throughout grading phase.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-72. Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within <u>2</u>400 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, Salt Creek area, and natural portions of the Open</p>	CDFG	<p>Measure Implementation: Landscape plan notes shall include the requirements of this mitigation measure. Landscape plans to be reviewed and approved by a qualified restoration specialist prior to the start of grading activities.</p> <p>Restoration specialist shall inspect container plants prior</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>Area). Container plants to be installed within public areas within ±400 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within ±200 feet of native vegetation communities shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (http://www.cal-ipc.org/ip/inventory/index.php). Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (<i>i.e.</i>, until plants become established).</p>	CDFG	<p>to installation.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-73. Permanent fencing shall be installed along all River Corridor SMA 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.</p>	CDFG	<p>Measure Implementation: Tract map improvement plans to depict the location and design of required fencing and viewing platforms.</p> <p>Field Verification: Review fencing and viewing platform installation for plan compliance.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-74. To protect Middle Canyon Spring and to reduce potential direct impacts to any special-status species that may be located within the spring complex due to unrestricted access, the Project applicant or its designee shall avoid all construction-related activities within the Middle Canyon Spring complex and erect and maintain temporary orange fencing and prohibitive signage around the Middle Canyon Spring prior to and during all phases of construction within 200 feet of the spring and, if applicable, around the Middle Canyon drainage within 100 feet of flowing water. A qualified biologist will be present to monitor construction activities within 200 feet of the spring and, if applicable, around the Middle Canyon drainage within 100 feet of flowing water. 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. Any upslope runoff from construction areas will be directed away from the Middle Canyon Spring.</p> <p>Following the final phase of construction of any Newhall Ranch subdivision tract adjacent to Middle Canyon Spring, the Project applicant</p>	CDFG	<p>Measure Implementation: Grading, drainage and construction plans for the Middle Canyon Spring area shall depict the location and provide installation details regarding temporary and permanent fencing and signs.</p> <p>Field Verification: Biologist monitor to be on-site as required and to provide annual monitoring reports to CDFG. Perform ongoing maintenance of temporary fence, as well as permanent fence and signs.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>or its designee shall install and maintain permanent fencing along the subdivision tract bordering the spring. Permanent signage shall be installed on the fencing along the spring boundary to indicate that the fenced area is a biological preserve that contains protected species and habitat. No trail shall be constructed that passes within 100 feet of the Middle Canyon Spring.</p> <p>a. As described in BIO-51, the Commerce Center Drive Bridge will be designed to minimize secondary impacts associated with lighting and water quality impacts through the installation of indirect and downcast lighting, and routing of stormwater to water quality treatment facilities.</p>	CDFG	<p>Measure Implementation: Grading, drainage and construction plans for the Middle Canyon Spring area shall depict the location and provide installation details regarding temporary and permanent fencing and signs.</p> <p>Field Verification: Biologist monitor to be on-site as required and to provide annual monitoring reports to CDFG. Perform ongoing maintenance of temporary fence, as well as permanent fence and signs.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-75. Focused surveys for the undescribed species of everlasting (a special-status plant species) shall be conducted by a qualified botanist prior to the commencement of grading/construction activities wherever suitable habitat (primarily river terraces) could be affected by direct, indirect, or secondary construction impacts. The surveys shall be conducted no more than one year prior to commencement of construction activities within suitable habitat, and the surveys shall be conducted at a time of year when the plants can be located and identified. Should the species be documented within the Project boundary, avoidance measures shall be implemented to minimize impacts to individual plants wherever feasible. These measures shall include minor adjustments to the boundaries/location of haul routes and other Project features. If, due to Project design constraints, avoidance of all plants is not possible, then further measures, described in BIO-76, shall be implemented to salvage seeds and/or transplant individual plants. All seed collection and/or transplantation methods, as well as the location of the receptor site for seeds/plants (assumed to be within preserved open space areas of Newhall Ranch along the Santa Clara River), shall be coordinated with CDFG prior to impacting known occurrences of the undescribed everlasting.</p>	CDFG	<p>Measure Implementation: Conduct specified surveys for the undescribed species of everlasting no more than one year prior to ground-disturbing activities in areas with suitable habitat. Required follow-up procedures to be conducted prior to and throughout construction period.</p> <p>Field Verification: Seed collection and/or transplantation will be coordinated with CDFG prior to impacting known occurrences.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-76. For any individual project, or any phase of an individual project, to be located where undescribed everlasting plants may occur (<i>i.e.</i>, the sites identified in this EIS/EIR and any new sites discovered by preconstruction surveys, per BIO-75, or other future field surveys), Newhall Land shall prepare and implement an Undescribed Everlasting Mitigation and Monitoring Plan prior to the issuance of grading permits.</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</p>	CDFG	<p>Plan Requirements: Prepare and implement an Undescribed Everlasting Mitigation and Monitoring Plan prior to the issuance of grading permits for areas that are known contain this plant.</p> <p>Field Verification: Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>future construction-related disturbance will occur. The plan shall specify the following: (1) the location of the mitigation site in protected/preserved areas within the Specific Plan site; (2) methods for harvesting seeds or salvaging and transplantation of individual plants to be impacted; (3) measures for propagating plants (from seed or cuttings) or transferring living specimens from the salvage site to the introduction site; (4) site preparation procedures for the mitigation site; (5) a schedule and action plan to maintain and monitor the mitigation area; (6) the list of criteria and performance standards by which to measure the success of the mitigation site (below); (7) measures to exclude unauthorized entry into the mitigation areas; and (8) contingency measures such as erosion control, replanting, or weeding to implement in the event that mitigation efforts are not successful. The performance standards for the Undescribed Everlasting Mitigation and Monitoring Plan shall be the following:</p> <ul style="list-style-type: none"> a. Within four years after reintroducing the undescribed everlasting to the mitigation site, the extent of occupied acreage and the number of established, reproductive plants will be no smaller than at the site lost for project construction. b. Non-native species cover will be no more than 5% absolute cover through the term of the restoration. c. Giant reed (<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. 	CDFG	<p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-77. A Middle Canyon Spring Habitat Management Plan will be developed that details the measures to be implemented to maintain the populations of the undescribed spring snail (<i>Pyrgulopsis castaicensis</i> n. sp.) and undescribed Newhall sunflower species. The plan shall be subject to the approval of CDFG and implemented by Newhall Land prior to disturbance within 100 feet of flowing water in Middle Canyon Creek and/or 200 feet of Middle Canyon Spring. The plan shall include the following elements: (1) collection of data on existing site conditions; (2) construction monitoring program and a post-development monitoring program; (3) threshold parameters that activate adaptive management measures across a series of potential future scenarios, including water quality and water quantity scenarios, including the potential use of infiltration wells, if these should become necessary to ensure water</p>	CDFG	<p>Plan Requirements: Prepare and implement each of the elements described as part of a Middle Canyon Spring Habitat Management Plan prior to the issuance of a grading permit for construction near the spring (Commerce Center Drive bridge and Mission Village).</p> <p>Plan Preparation: Prepare and plan prior to development.</p> <p>Plan Approved: Seek CDFG approval of plan prior to implementation.</p> <p>Field Verification: Perform monitoring during construction and in perpetuity. Upon approval of the</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>quantity; (4) measures to exclude unauthorized entry into the spring; and (5) contingency measures in the event that management efforts are not successful. Plan elements are further described below:</p> <p>Pre-development data collection:</p> <p>Upon approval of the proposed Project, data collection for Middle Canyon Spring and its biotic community will be initiated. Site assessments will be completed by biologists and, as needed, with surveyors, engineers, geologists, and hydrogeologists to collect the following data, subject to limitations on disturbances: (1) inventory of plant species within and adjacent to the spring; (2) percent native and non-native plant cover and percent bare ground within and adjacent to the spring using the relevé method, a visual estimation technique to classify and map large vegetation areas in a limited amount of time (see below); (3) structural description of vegetation communities within each relevé plot; (4) GPS mapping of all trees within core spring area and adjacent 100 feet; (5) GPS mapping of special-status sunflower; (6) census special-status sunflower stem numbers; (7) description of any disturbances to the spring area; (8) establishment of permanent photo points; (9) photo documentation of seasonal changes in the spring; (10) survey and mapping of hydrologic and topographic features in the area adjacent to the spring; (11) population data on the <i>Pyrgulopsis castaicensis</i> n. sp. undescribed snail, including distribution, abundance, density, size classes and seasonal activity, and microhabitat descriptions; (12) invertebrates survey; (13) amphibian survey; (14) characterization of algal and microbial components; (15) survey of spring inlet and outlets for comparison to piezometer water elevations from monitoring points P-1MS, P-2MS, and P-8B; (16) flow rates of spring outlets at a frequency to record diurnal fluctuations; (17) approximate evapotranspiration rates of the vegetation community; (18) piezometer water elevation data from P-1MS, P-2MS, and P-8B collected at a frequency suitable to determine seasonal variations in groundwater elevations; (19) continuously recorded surface water temperature and depth profile at a spring monitoring location and piezometers P-1MS and P-2MS; (20) water quality/chemistry data in the spring and the three nearby piezometers (P-1MS, P-2MS, and P-8B) (dissolved oxygen [DO, spring only], salinity, pH and alkalinity, nitrates, sulfates, relevant cations and anions [bicarbonate, calcium, chloride, magnesium, nitrate as NO₃, potassium, sodium], total dissolved solids [TDS], turbidity [spring only], and suspended solids [spring only]); (21) soil samples along the margin of the spring to determine soil classification types; and (22) as available,</p>	<p>CDFG</p>	<p>proposed Project, initiate data collection for Middle Canyon Spring.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. During seed collection (during two years following project approval), notify CDFG within 24 hours if adaptive management thresholds are triggered.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>compilation of a record of historical photographs and aerial photographs of the spring and adjacent areas.</p> <p>Vegetation data will be collected using a non-invasive monitoring method and analyzed in accordance with the California Native Plant Society (CNPS) <i>Relevé Protocol</i> (2004), which provides for a visual assessment of vegetation communities instead of the more intrusive point-intercept transect methods. This will ensure that collection of vegetation data will limit damage to the spring vegetation and limit the establishment of trails during monitoring visits.</p> <p>Additionally, for two years following approval of the proposed Project, the applicant, in consultation with CDFG, shall provide for the collection of seed from the undescribed-Newhall sunflower species by a qualified research institution for long-term seed bank preservation or other conservation purposes. Further, to facilitate additional research of the species, applicant shall allow CDFG access to the spring complex for future conservation purposes.</p> <p>Prior to establishing the post-development long-term thresholds discussed below, hydrologic and biologic data will be evaluated, and any increase or decrease greater than 10% in monitoring parameters 2, 11 through 16, and 18 through 20, described above, will serve as an interim threshold and will trigger adaptive management measures, such as those described below. Should these thresholds be triggered, CDFG will be notified within 24 hours to determine what actions, if necessary, will be implemented. Biological data collection will contribute to the establishment of habitat criteria necessary for sustaining the <i>Pyrgulopsis castaicensis</i> n. sp., undescribed snail and the undescribed-Newhall sunflower.</p> <p>Construction monitoring program and data collection</p> <p>Data collection described above will continue during construction near the spring complex (Commerce Center Drive Bridge and development of Middle Canyon (Mission Village planning area)). Monitors will be on site daily when work is conducted within 100 feet of flowing water in Middle Canyon Creek and/or 200 feet of the spring complex, and weekly during mass grading of Middle Canyon, to observe and report on construction activities. Monitors will ensure that appropriate avoidance and minimization measures are implemented, such as the installation and maintenance of perimeter construction fencing and storm water controls, silt fences, and sand bags. During any period where dewatering occurs</p>	<p>CDFG</p>	<p>Plan Requirements: Prepare and implement each of the elements described as part of a Middle Canyon Spring Habitat Management Plan prior to the issuance of a grading permit for construction near the spring (Commerce Center Drive bridge and Mission Village).</p> <p>Plan Preparation: Prepare and plan prior to development.</p> <p>Plan Approved: Seek CDFG approval of plan prior to implementation.</p> <p>Field Verification: Perform monitoring during construction and in perpetuity. Upon approval of the proposed Project, initiate data collection for Middle Canyon Spring.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. During seed collection (during two years following project approval), notify CDFG within 24 hours if adaptive management thresholds are triggered.</p>	

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<p>within 100 feet of flowing water in Middle Canyon Creek and/or 200 feet of the spring complex, biological and hydrologic parameters will be monitored daily. No dewatering activities shall occur in the spring complex. Discharge of any dewatering waters, nuisance irrigation flows, water quality basin, subdrain, backdrain, or toe drain flows shall be directed away from the spring.</p> <p>Post-development data collection</p> <p>Biological and hydrologic monitoring will continue post-development. For the first two years after build-out of Middle Canyon (Mission Village), post-construction monitoring will be as frequent as during the pre-construction period. After the two-year period, data collected and the frequency of monitoring may be adjusted, in consultation with CDFG. The post-development monitoring program will continue to collect data on trends and changes in the populations of the <u><i>Pyrgulopsis castaicensis</i></u> n. sp. undescribed snail and undescribed Newhall sunflower and document any shift in spring habitat composition or any changes in conditions that would potentially impact the spring system, as detailed above. Analysis and comparison of collected data will establish long-term thresholds. These thresholds will serve to trigger adaptive management measures during the post-development period.</p> <p>Adaptive management</p> <p>As dictated by the thresholds discussed above, the following measures may be implemented after consultation with CDFG in the event a threshold is exceeded. These actions may include, but are not limited to: (1) the addition of supplemental water via an existing deep Saugus well in Middle Canyon; (2) removal of infiltration water by diverting flow from upstream water quality features; (3) implementing invasive species control; and (4) implementing additional controls to prevent unauthorized access to the spring complex.</p> <p>Monitoring report</p> <p>Annual monitoring reports will be prepared to summarize the status of the <u><i>Pyrgulopsis castaicensis</i></u> n. sp. undescribed snail and undescribed Newhall sunflower and hydrology within Middle Canyon Spring. These reports will be used to evaluate the significance of impacts and the efficacy of mitigation measures. Reports will include results of biological surveys, flow data, groundwater modeling results, water quality data, mapping of the spring features and biota, photo-documentation from permanent photo points, analysis of field and lab data, conclusions based</p>	<p>CDFG</p>	<p>Plan Requirements: Prepare and implement each of the elements described as part of a Middle Canyon Spring Habitat Management Plan prior to the issuance of a grading permit for construction near the spring (Commerce Center Drive bridge and Mission Village).</p> <p>Plan Preparation: Prepare and plan prior to development.</p> <p>Plan Approved: Seek CDFG approval of plan prior to implementation.</p> <p>Field Verification: Perform monitoring during construction and in perpetuity. Upon approval of the proposed Project, initiate data collection for Middle Canyon Spring.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. During seed collection (during two years following project approval), notify CDFG within 24 hours if adaptive management thresholds are triggered.</p>	

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on ongoing monitoring efforts, and recommendations for future management actions. Annual monitoring reports will be submitted to CDFG and Corps.			
<p>BIO-78. A cowbird trapping program shall be implemented once vegetation clearing begins and maintained throughout the construction, maintenance, and monitoring period of the riparian restoration sites. A minimum of five traps shall be utilized, with at least one trap adjacent to the project site and one or two traps located at feeding areas or other CDFG-approved location. The trapping contractor may consult with CDFG to request modification of the trap location(s). CDFG must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.</p>	CDFG	<p>Measure Implementation: Cowbird trapping to occur in conjunction with approved riparian restoration projects. CDFG to approve the proposed trapping program and suggested revisions to the approved program.</p> <p>Field Verification: Provide trapping program results to CDFG.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG (each year trapping occurs) until success criteria are met. CDFG must approve any relocation of traps.</p>	
<p>BIO-79. The status of the Potrero Canyon San Emigdio blue butterfly colony shall be monitored by a qualified biologist for a period of five years after Potrero Canyon Road construction completion/operation commencement to evaluate whether the operation of the road may be contributing to a population decline in the colony. Should it be determined that a population decline is occurring, habitat creation for the San Emigdio blue butterfly shall be implemented in suitable locations contiguous to the habitat but away from the road. A habitat creation plan will be prepared that details the location and methods for creating habitat, that specifies success criteria, and that describes measures that will be implemented in the event that the habitat creation does not stabilize the San Emigdio blue butterfly population.</p>	CDFG	<p>Measure Implementation: Prepare and submit annual monitoring reports regarding the San Emigdio blue butterfly colony after the completion of Potrero Canyon Road. If required, a habitat creation plan will be prepared and submitted to CDFG for review and approval.</p> <p>Plan Preparation: Prepare and implement a habitat creation plan if a population decline occurs.</p> <p>Field Verification: Field inspect specified until restoration/enhancement success criteria are achieved. Perform annual monitoring for five years.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG for five years of surveys, then annually until success criteria are met.</p>	
<p>BIO-80. The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank</p>	CDFG	<p>Plan Requirements: Prepare an Exotic Wildlife Species Control Plan for CDFG review and approval prior to the start of construction within the River and modified tributaries.</p> <p>Plan Preparation: Develop plan prior to construction for</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (<i>e.g.</i>, stickleback, arroyo toad, nesting birds) during removal activities (<i>i.e.</i>, timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. After five years, bi-annual monitoring shall occur for up to 50 years in perpetuity to determine if additional control is necessary. <u>The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity.</u> Monitoring will be conducted within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (<i>e.g.</i>, future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area.</p>	CDFG	<p>use during construction.</p> <p>Field Verification: Perform monitoring annually for five years, then bi-annually in perpetuity.</p> <p>Reporting: Submit reports to CDFG each year monitoring occurs.</p>	
<p>BIO-81. 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).</p>	CDFG	<p>Measure Implementation: Construction plans for new or relocated utility poles, etc. shall identify and comply with applicable specifications.</p> <p>Field Verification: Field inspect for plan compliance.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-82. <u>a.</u> 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><u>b.</u> 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</p>	CDFG and USFWS	<p>Measure Implementation: Construction plans for new or relocated utility poles, etc. shall identify and comply with applicable specifications. Construction plans and documents will contain notes regarding microtrash and litter control.</p> <p>A qualified biologist approved by CDFG prior to the start of construction activities and shall provide monitoring reports to CDFG and USFWS as necessary.</p> <p>Dead cattle relocation sites shall be approved by CDFG and USFWS prior to the start of construction activities on the Specific Plan site.</p> <p>Field Verification: Field inspect for plan compliance as necessary.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Report all condor sightings</p>	

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<p>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. 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><u>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.</u></p>	<p>CDFG and USFWS</p>	<p>to CDFG and USFWS within 24 hours. Report any cattle carcasses transferred to the relocation areas to the USFWS Condor group.</p>	
<p>BIO-83. 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</p>	<p>CDFG</p>	<p>Measure Implementation: Conduct specified ringtail survey prior to ground-disturbing/construction activities in areas with suitable habitat.</p> <p>Field Verification: Qualified biologist to conduct the pre-construction survey for ringtail.</p> <p>Reporting: Prepare and submit monitoring report to CDFG within 60 days after completing the ringtail survey.</p>	

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<p>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>	CDFG	<p>Measure Implementation: Conduct specified ringtail survey prior to ground-disturbing/construction activities in areas with suitable habitat.</p> <p>Field Verification: Qualified biologist to conduct the pre-construction survey for ringtail.</p> <p>Reporting: Prepare and submit monitoring report to CDFG within 60 days after completing the ringtail survey.</p>	
<p>BIO-84. Bridge and culvert designs, where practicable, shall provide roosting habitat for bats. A qualified biologist shall work with the Project engineer in identifying and incorporating structures into the design that provide suitable roosting habitat for bat species occurring in the Project area. The final design of the roosting structures would be chosen in consultation with CDFG.</p>	CDFG	<p>Measure Implementation: Submit to CDFG for review and approval concurrently with applicable sub-notification letters for individual projects, bat roosting habitat features incorporated into the design of new bridges and culverts.</p> <p>Plans Approved: Final design on roosting structures to be chosen in consultation with CDFG.</p> <p>Field Verification: Field inspect as necessary.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-85. To preclude the invasion of Argentine ants into the spineflower preserves and their associated buffers, controls will be implemented using an integrated pest management (IPM) approach in accordance with the approved SCP. The controls include <u>the following.</u></p> <p>(1) Providing "dry zones" between urban development and spineflower preserves populations, including the buffers, where typical soil moistures are maintained at levels below about 10% soil saturation, which will deter the establishment of nesting colonies of ants; and providing dry zone buffers of sufficient width to reduce the potential for Argentine ant activity within core habitat areas.</p> <p>(2) <u>Where feasible, and/or appropriate, dry areas such as parking lots and roadways shall be built next to preserve boundaries. These will be designed to slope away from the preserve to avoid runoff entering the preserve.</u></p> <p>(3) <u>Pedestrian pathways placed next to preserves shall consist of decomposed granite or other gravel to minimize the holding of moisture, thereby preventing establishment of suitable habitat for Argentine ant colonies.</u></p>	CDFG	<p>Measure Implementation: Development plans (i.e., tract maps, grading, construction, drainage and landscape plans) shall incorporate the design requirements of this mitigation measure.</p> <p>Field Verification: Field inspect as necessary.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	

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<p>(4) eEnsuring that landscape container plants installed within 200 feet of spineflower preserves are ant free prior to installation; to reduce the chance of colonies establishing in areas close to the preserves.</p> <p>(35) Mmaintaining natural hydrological conditions in the spineflower preserves, including the buffers, through project design features; and for roadways, French drains, irrigation systems, underground utilities, drainage pipes and fencing, storm drains, and any other BMP measures that apply to surface water entering the preserve areas.</p> <p>(64) UUsing drought-resistant plants in FMZs and minimizing irrigation to the extent feasible.</p>	CDFG	<p>Measure Implementation: Development plans (i.e., tract maps, grading, construction, drainage and landscape plans) shall incorporate the design requirements of this mitigation measure.</p> <p>Field Verification: Field inspect as necessary.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met.</p>	
<p>BIO-86. Requires focused surveys for the undescribed spring snail species (<i>Pyrgulopsis castaicensis</i> n. sp.) by a qualified biologist prior to the commencement of grading/construction activities in any drainage area supporting perennial flow. Any individuals of the <i>Pyrgulopsis castaicensis</i> n. sp. undescribed snail species found within the Middle Canyon drainage shall be relocated to appropriate habitat within Middle Canyon Spring. If undescribed <i>Pyrgulopsis castaicensis</i> n. sp. snails are discovered during aquatic and semi-aquatic pre-construction surveys in any other perennial flowing water, the applicant shall consult with CDFG prior to initiating disturbance of the area. A report documenting the number of <i>Pyrgulopsis castaicensis</i> n. sp. snails located, the conditions of the area, and where the species has been relocated to, if applicable, shall be submitted to CDFG within 60 days following the relocation.</p>	CDFG	<p>Measure Implementation: Conduct specified spring snail surveys prior to ground-disturbing/construction activities in areas with suitable habitat. Required follow-up procedures to be conducted prior to construction activities.</p> <p>Reporting: Prepare and submit monitoring report to CDFG within 60 days of any snail relocation.</p>	
<p>BIO-87. Upon initiating landscaping within Following the completion and occupancy of 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</p>	CDFG	<p>Measure Implementation: Conduct specified Argentine ant monitoring throughout the life of the project, and conduct required follow-up procedures as needed. Contribute to a monitoring endowment prior to tract map recordation.</p> <p>Field Verification: Perform quarterly monitoring.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG, then annually until success criteria are met.</p>	

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<p>urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur for a 50-year period in perpetuity. <u>The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity.</u></p>			
<p>BIO-88. Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains at least one inch in diameter one foot above the base.</p>	CDFG	<p>Measure Implementation: Grading plan notes shall include the requirements of this mitigation measure.</p> <p>Field Verification: Prepare and submit annual monitoring reports. Field inspect as necessary until restoration/enhancement success criteria are achieved.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG, then annually until success criteria are met.</p>	
<p>BIO-89. 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.</p> <p>The applicant shall develop a Plan to address the relocation of two-striped garter snake and south coast garter 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), 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.</p> <p>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</p>	CDFG	<p>Measure Implementation: Conduct two-striped garter snake and south coast garter snake surveys prior to the construction of specified structures; prepare relocation plan, and specify survey/monitoring schedule prior to ground disturbing or construction activities. Required follow-up procedures and monitoring to be conducted prior to and throughout construction period.</p> <p>Field Verification: Perform four monitoring surveys between April 1 and September 1.</p> <p>Reporting: Submit reports annually (by April 1) to CDFG until success criteria are met. Provide adjustments to survey schedule and resumes of biologists provided to CDFG prior to conducting surveys. Submit relocation plan for two-striped garter snake to CDFG. If two-striped garter snake is found, submit plan to CDFG for review and approval.</p>	

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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>The following mitigation measures were adopted by the County of Los Angeles in conjunction with its approval of the Newhall Ranch Specific Plan EIR. These mitigation measures were identified by the RMDP/SCP EIS/EIR as existing mitigation requirements for project-related impacts to biological resources.</p> <p>The Department's jurisdiction/regulatory authority encompasses the County's previously adopted biological resource mitigation measures. For that reason, the Department has elected to reproduce in this MMRP the biological resource mitigation measures that were previously adopted by the County, recognizing that the County's adopted MMRP (see Appendix A) covers the monitoring of such measures.</p> <p>SP-4.6-1. The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly endangered or threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<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.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	

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<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"> • Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. • The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency. 	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	

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<p>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.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<p>SP-4.6-9. Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Perform quarterly monitoring until success criteria are met.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>SP-4.6-10. Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<p>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</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
giant cane (<i>Arundo donax</i>) and tamarisk (<i>Tamarix</i> sp.).	measure monitoring requirements (Appendix A).		
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.	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
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).	County and CDFG	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Field Verification: Perform quarterly monitoring until success criteria are met. Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.	
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.	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
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: • 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.	County and CDFG s	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Field Verification: Perform quarterly monitoring until success criteria are met. Reporting: Submit reports to County and CDFG annually	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<ul style="list-style-type: none"> All non-native species removals shall be conducted according to a resource agency approved exotics removal program. Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species. 		(by April 1) until success criteria are met.	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Reporting: Submit reports to County, CDFG, and Corps annually (by April 1) until success criteria are met.	
<p>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.</p> <ul style="list-style-type: none"> 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 Mitigation Measures 4.6-1 through 4.6-8. Access to the River Corridor SMA will be limited to day time use of the designated trail system. 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. No hunting, fishing, or motor or off-trail bike riding shall be permitted. The trail system shall be designed and constructed to minimize impacts on native habitats. 	County and CDFG	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Field Verification: Signs to be maintained in perpetuity. Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.	
<p>SP-4.6-18. Where development lies adjacent to the boundary of the River Corridor SMA a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of Open Area, natural or revegetated manufactured slopes,</p>	County and CDFG	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>other planted areas, bank areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the River Corridor SMA and the development (disturbed) areas of the Specific Plan. The SMAs and the Open Area as well as the undisturbed portions of the development areas are shown in green. As indicated on the exhibits, on the south side of the River the River Corridor SMA is separated from development by the River bluffs, except in one location. The Regional River Trail will serve as transition area on the north side of the River where development areas adjoin the River Corridor SMA (excluding Travel Village).</p>		<p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>SP-4.6-19. The following are the standards for design of transition areas:</p> <ul style="list-style-type: none"> • In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge. • 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]). • 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. • Where bank stabilization is required to protect development areas, it shall be composed of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection. • 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 	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
and parks, subject to findings of consistency with the Specific Plan and applicable County policies.			
<p>SP-4.6-20. The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA:</p> <ul style="list-style-type: none"> • 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. 	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
<p>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 Mitigation Measure 4.6-23 below over the portion of the River Corridor SMA within that subdivision.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Upon completion of development, submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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 Mitigation Measure 4.6-26 below.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
<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</p>	County and CDFG	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p>		<p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<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.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<p>SP-4.6-26. Prior to the recordation of the River Corridor SMA <i>Conservation and Public Access Easement</i> as specified in Mitigation Measure 4.6-23 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).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit permanent ownership and management plan to County and CDFG</p>	
<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> <ul style="list-style-type: none"> Mitigation requirements for riparian revegetation activities within 	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16 above.</p> <ul style="list-style-type: none"> Mitigation requirements for oak tree replacement are set forth in Mitigation Measure 4.6-48 below. 			
<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.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit enhancement plan for riparian habitat to County and CDFG annually until success criteria are met.</p>	
<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.</p>	County, CDFG, and County Forester	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Mitigation banking plans to CDFG and County Forester.</p>	
<p>SP-4.6-29. Access to the High Country SMA will be limited to day time use of the designated trail system.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>SP-4.6-31. No hunting, fishing, or motor or trail bike riding shall be permitted.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
	adopted mitigation measure monitoring requirements (Appendix A).	requirements (Appendix A).	
SP-4.6-32. The trail system shall be designed and constructed to minimize impacts on native habitats.	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
<p>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.</p> <p>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 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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
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.	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<p>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.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<p>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:</p> <ol style="list-style-type: none"> (1) The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch; (2) The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and (3) The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch. (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. 	<p>CDFG and Departments of Public Works and Regional Planning</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit quarterly reports to CDFG, the Department of Public Works and Regional Planning.</p>	
<p>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</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
resource agencies which may have been granted as part of mitigation or mitigation banking activities.			
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.	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
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.	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
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.	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
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> .	County and CDFG	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p> <ul style="list-style-type: none"> • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking - Mitigation Measure 4.6-16. 	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	
<p>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.</p>	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>SP-4.6-47. At the time that final subdivision maps permitting construction are recorded, the <i>Open Area</i> within the map will be offered for dedication to the Center for Natural Lands Management. Community Parks within <i>Open Area</i> are intended to be public parks. Prior to the offer of dedication of <i>Open Area</i> to the Center for Natural Lands Management, all necessary <i>conservation and public access easements</i>, as well as easements for infrastructure shall be offered to the County.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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:</p> <ul style="list-style-type: none"> • Mitigation banking activities for riparian habitats will be subject to State and Federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48 below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. 	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<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> <ul style="list-style-type: none"> • 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. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, 	<p>CDFG, County Forester, and Department of Regional Planning</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit oak resource management plan to Department of Regional Planning and County Forester prior to recordation of final subdivision maps.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>performance standards, remedial actions, and a monitoring program.</p> <ul style="list-style-type: none"> All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance. 			
<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>CDFG and County Fire Department</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit wildfire fuel modification plan to the County Fire Department for approval.</p>	
<p>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.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<p>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.</p>	<p>CDFG and County Forester</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Restrictive plant list to be reviewed by County Forester.</p>	
<p>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.</p>	<p>CDFG and County Fire Department</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit wildfire fuel modification plan to CDFG and County Fire Department.</p>	
<p>SP-4.6-53. If, at the time any subdivision map proposing construction is submitted, the County determines through an Initial Study, or</p>	<p>County and CDFG</p>	<p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit reports</p>	

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<p>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 Mitigation Measure 4.6-59 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 CEQA (<i>Guidelines</i> §15370); (i) references cited and persons contacted; and (j) other pertinent information, which is designed to disclose impacts and mitigate for such impacts."</p>		<p>to County and CDFG when it's newly determined there are threatened or endangered plant or animal species.</p>	

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<p>SP-4.6-54. Prior to development within or disturbance to occupied Unarmored threespine stickleback habitat, a formal consultation with the USFWS shall occur.</p>	<p>County, CDFG, and USFWS</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Consult with USFWS with CDFG notification.</p>	
<p>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 Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27, 4.6-28, and 4.6-42 through 4.6-48 for other sensitive habitats.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>SP-4.6-56. All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	
<p>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.</p>	<p>County, CDFG, and USFWS</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County, CDFG, and USFWS annually (by April 1) until success criteria are met.</p>	
<p>SP-4.6-58. To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board.</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<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 sixty (60) calendar days after completion of the field survey work.</p> <p>(3) Subdivision Map Submittal. Within thirty (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.</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.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Conduct formal consultation with the County of Los Angeles before surveys; after surveys; at subdivision map submittal; and at development/disturbance, and other mitigation.</p> <p>Reporting: Submit reports to County and CDFG before surveys. Submit reports to County and CDFG after surveys. Submit reports to County and CDFG within 30 days of subdivision map submittal. Submit reports to County and CDFG, and other relevant entities when permits newly obtained require revisions to Specific Plan.</p>	
<p>SP-4.6-60. If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p>		<p>requirements (Appendix A). Reporting: Submit report to County and CDFG when it's determined elderberry scrub may be on the property.</p>	
<p>SP-4.6-61. If at the time subdivisions permitting construction are processed, the County determines through and 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.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Reporting: Submit report to County and CDFG when it's determined mainland cherry shrubs may be on the property.</p>	
<p>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.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Reporting: Submit report to County, CDFG, and County Forester when map revision results in changes to an approved oak tree permit.</p>	
<p>SP-4.6-63. Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	
<p>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.</p>	CDFG, County Biologist, and County Planning Director	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit golf course maintenance plan to County Biologist and County Planning Director.</p>	
<p>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 below 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,</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A). Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p>			
<p>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).</p> <p>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.</p> <p>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).</p> <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 4.6-53, above.) The yearly spineflower population census documentation</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Consult with County and CDFG to delineate preserves. Have seed collection activities approved in advance by County and CDFG.</p> <p>Reporting: Submit all reports to CDFG in perpetuity. Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit yearly spineflower population census documentation submitted to County and CDFG (by April 1) for 10 years (and up to an additional 5 years). Submit annual viability reports to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s).</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Consult with County and CDFG to delineate preserves. Have seed collection activities approved in advance by County and CDFG.</p> <p>Reporting: Submit all reports to CDFG in perpetuity. Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit yearly spineflower population census documentation submitted to County and CDFG (by April 1) for 10 years (and up to an additional 5 years). Submit annual viability reports to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s).</p>	
<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.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit revegetation area monitoring reports to County and CDFG annually (by April 1) until success criteria are met. Submit revegetation seed mix to County and CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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 "<i>Review of Potential Edge Effects on the San Fernando Valley Spineflower</i>," 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> <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).</p> <p>The project applicant, or its designee, shall be responsible for revegetating open space connections and buffer areas of the Newhall</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit revegetation area monitoring reports to County and CDFG annually (by April 1) until success criteria are met. Submit revegetation seed mix to County and CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>Ranch spineflower preserve(s) to mitigate temporary impacts due to grading that will occur within portions of those open space connections and buffer areas. 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.</p>			
<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).</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit signage to County and CDFG for approval.</p>	
<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.</p> <p>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</p>	<p>County, CDFG, and County Planning Director</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: To County and CDFG annually (by April 1) until success criteria are met. Submit storm drain study to Planning Director, CDFG and the County.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p> <p>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.</p>	<p>County, CDFG, and County Planning Director</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: To County and CDFG annually (by April 1) until success criteria are met. Submit storm drain study to Planning Director, CDFG and the County.</p>	
<p>SP-4.6-70. Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure 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 4.6-66 and 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:</p> <ul style="list-style-type: none"> (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; 	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>(g) Valencia Boulevard; and</p> <p>(h) Any other or additional roadways that have the potential to significantly impact known Newhall Ranch spineflower populations.</p> <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.</p>			
<p>SP-4.6-71. Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure 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 4.6-66 and 4.6-67 for all future Newhall Ranch subdivision maps that encompass identified spineflower populations.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</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.</p> <p>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.</p> <p>The final Fire Management Plan shall be approved by the County of Los Angeles Fire Department through the processing of subdivision maps.</p> <p>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).</p>	CDFG and Los Angeles County Fire Department	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit fire management plan to County Fire Department and CDFG. Submit burn plan to County Fire Department and CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p>			
<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> <ul style="list-style-type: none"> (a) 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 4.6-66 and 4.6-67; (b) Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s); (c) French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s); (d) Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s); (e) 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; (f) 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 	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>water away from the populations will be aligned to avoid the preserve(s) to the maximum extent practicable; and</p> <p>(g) 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.</p>			
<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 bi-weekly 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).</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Botanist/biologist to be approved by County and CDFG. Perform bi-weekly monitoring, monthly monitoring, and monitoring whenever activity involves movement of earth adjacent to spineflower preserves.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit monitoring reports to the County and CDFG when activity involves earth movement adjacent to spineflower preserves. Submit biweekly monitoring reports during grading to County and CDFG. Submit monthly monitoring reports as needed to CDFG and the County.</p>	
<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:</p> <p>(a) 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).</p> <p>(b) 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,</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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).</p> <p>(c) 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.</p>			
<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 4.6-53).</p> <p>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.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</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 4.6-66 and 4.6-67). The criteria</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Consult with CDFG on preparation of the spineflower management plan. Obtain approval by CDFG and County of qualified botanist/biologist to perform qualitative monitoring.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>set forth below shall be included in the plan.</p> <p>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).</p> <p>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.</p> <p>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; (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</p>	<p>County and CDFG</p>	<p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit spineflower monitoring and management plan to County for approval in advance. Submit spineflower monitoring results to County. Submit annual report to the County and CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species.</p> <p>Monitoring/Reporting. An annual report will be submitted to the County and CDFG by December 31st of each year. The report will include a description of the monitoring methods, an analysis of the findings, effectiveness of the mitigation program, site photographs and adoptive management measures, based on the findings. Any significant adverse impacts, signage, fencing or compliance problems identified during monitoring visits will be reported to the County and CDFG for corrective action by the project applicant, or its designee.</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 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</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Consult with CDFG on preparation of the spineflower management plan. Obtain approval by CDFG and County of qualified botanist/biologist to perform qualitative monitoring.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit spineflower monitoring and management plan to County for approval in advance. Submit spineflower monitoring results to County. Submit annual report to the County and CDFG.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>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.</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Consult with CDFG on preparation of the spineflower management plan. Obtain approval by CDFG and County of qualified botanist/biologist to perform qualitative monitoring.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit spineflower monitoring and management plan to County for approval in advance. Submit spineflower monitoring results to County. Submit annual report to the County and CDFG.</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.</p> <p>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 preparation, including selective clearing of competing vegetation;</p>	County and CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Send one-third of collected seed to the Rancho Santa Ana Botanical Garden. Send one-third of seed to USDA National Seed Storage Lab.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit spineflower introduction program to CDFG and County. Submit spineflower translocation plan to CDFG and the County.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>(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 offsite. 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, 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 onsite and offsite. 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.</p> <p>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.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Field Verification: Send one-third of collected seed to the Rancho Santa Ana Botanical Garden. Send one-third of seed to USDA National Seed Storage Lab.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met. Submit spineflower introduction program to CDFG and County. Submit spineflower translocation plan to CDFG and the County.</p>	
<p>SP-4.6-79. The project applicant, or its designee, shall engage in regular and ongoing consultation with the County and CDFG in</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>connection with its ongoing agricultural operations in order to avoid or minimize significant direct impacts to the spineflower.</p> <p>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). 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.</p>		<p>requirements (Appendix A).</p> <p>Field Verification: Consultation with the County and CDFG on agricultural operations. Submit written notice to and conduct site visit with County and CDFG when rangeland operations are going to be converted to more intensive agricultural uses.</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</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.</p>	<p>County and CDFG</p>	<p>Refer to the Newhall Ranch Specific Plan MMRP for previously adopted mitigation measure monitoring requirements (Appendix A).</p> <p>Reporting: Submit reports to County and CDFG annually (by April 1) until success criteria are met.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
4.1 Surface Water Hydrology and Flood Control			
<p>As noted, the County of Los Angeles has plenary land use authority with respect to the non-biological mitigation measures identified in the EIS/EIR and such measures properly fall within and are subject to the County's authority. The applicant has agreed to be subject to such measures, and to fund the monitoring of all the non-biological mitigation measures through CDFG's environmental consultant for the Project (Aspen Environmental Group). Aspen will monitor implementation of all the non-biological mitigation measures identified herein, to be reimbursed at the applicant's expense, until such time as such measures are incorporated into the County's subdivision map process.</p> <p>HY-1. All on-site and off-site flood control improvements necessary to implement the RMDP must be constructed to the satisfaction of the DPW.</p>	LA County Dept. of Public Works ³	<p>Plans Approved: All required flood control improvements shall be depicted on applicable project plans and approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	
<p>HY-2. The design of flood protection facilities for the Santa Clara River shall be based on the following:</p> <p>(a) The DPW's capital flood flow rates (50-year rainfall Discharge, burned and bulked);</p> <p>(b) Soft bottom waterways with levees; and</p> <p>(c) Protective levees and additional facilities, such as drop structures or stabilizers, as required, using DPW design criteria.</p>	LA County Dept. of Public Works	<p>Plans Approved: All required flood protection facilities shall be depicted on applicable project plans and approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	
<p>HY-3. Flood control within the Santa Clara River portion of the Newhall Ranch Specific Plan boundaries shall conform to the following requirements, as stated in the Conceptual Backbone Drainage Plan of the Specific Plan:</p> <p>(a) The flood corridor will allow for the passage of the Los Angeles County capital flood discharge without the permanent removal of natural River vegetation (except at bridge crossings);</p>	LA County Dept. of Public Works Corps (HY-3b and 3c)	<p>Plans Approved: All applicable flood control improvements and standards required by the Specific Plan shall be depicted on applicable project plans and approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	

³ As noted in the record and the CEQA findings, the County of Los Angeles has plenary land use authority with respect to the non-biological mitigation measures identified in the EIS/EIR and such measures properly fall within and are subject to the County's authority. The applicant has agreed to be subject to such measures, and to fund the monitoring of all the non-biological mitigation measures through CDFG's environmental consultant for the Project (Aspen Environmental Group). Aspen will monitor implementation of all the non-biological mitigation measures identified herein, to be reimbursed at the applicant's expense, until such time as such measures are incorporated into the County's subdivision map process.

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>(b) The banks of the River generally will be established outside of the "waters of the United States," as defined by federal laws and regulations and determined by the delineation for the Santa Clara River completed by the Corps in August 1993;</p> <p>(c) Where the Corps delineation 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 without the necessity of permanently removing vegetation or significantly increasing velocity; and</p> <p>(d) Soil cement will occur only where necessary to protect against erosion adjacent to the proposed development. Where existing bluffs are determined to be stable and there is no adjacent proposed development, no bank protection will be built.</p>			
<p>HY-4. Calculation of bulked flow runoff rates for the capital flood in the Santa Clara River watershed shall utilize the fire factors included in the September 2003 DPW Addendum to the 1991 Hydrology Manual Appendix H: Burn Policy Methodology for the Santa Clara River Watershed. All runoff calculations for watershed subareas with impervious values of 15 percent or less must use the burned soil runoff coefficients developed by the DPW for the Santa Clara River watershed.</p>	LA County Dept. of Public Works	<p>Estimates Approved: Required calculation to be provided and approved prior to applicable final tract map recordation.</p>	
<p>HY-5. All facilities in developed areas that are not covered under the capital flood protection conditions must be designed for the urban flood. The urban flood is runoff from a 25-year frequency design storm falling on a saturated watershed.</p> <p>Where street flow reaches the street capacity at the property line, the flow must be split and conveyed both in the street and in a drain below street level. Underground drains must be designed with the capacity to carry at least the flow from the 10-year frequency design storm (DPW Hydrology Manual, 1991).</p>	LA County Dept. of Public Works	<p>Plans Approved: All required flood control improvements shall be depicted on applicable project plans and approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	
<p>HY-6. Sumps in urban areas must be designed to carry the runoff resulting from a capital flood, as defined by the DPW.</p>	LA County Dept. of Public Works	<p>Plans Approved: All required flood control improvements shall be depicted on applicable project plans and approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles..</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>HY-7. Where a drainage system might have to provide more than a single level of flood protection, the drainage system must be designed with the capacity to carry the bulked capital flood flow from the up-gradient natural canyon in addition to the capacity to protect the developed area from an urban flood (DPW Hydrology Manual, 1991).</p>	<p>LA County Dept. of Public Works</p>	<p>Plans Approved: All required flood control improvements shall be depicted on applicable project plans and approved prior to applicable final tract map recordation.</p> <p>Improvements Accepted: Prior to approval of building occupancy.</p>	
<p>4.2 Geomorphology and Riparian Resources</p>			
<p>GRR-1. Post-peak stormwater runoff discharges from open channels or stormwater drainage systems must be controlled to minimize localized erosion impacts to River geomorphology and riparian habitat. Discharge flows would be regulated using water control features that must capture the runoff from small, frequent flows (<i>i.e.</i>, one- and two-year events). Water and hydromodification control features must be designed in accordance with DPW criteria. Where applicable, energy dissipation structures must be incorporated at drainage outlets to the Santa Clara River to minimize discharge velocities and potential localized erosion.</p>	<p>LA County Dept. of Public Works</p>	<p>Plans Approved: Hydromodification control and drainage improvement plans approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	
<p>GRR-2. Where practical in River and tributary drainages, bridge crossings shall minimize the number and size of piers and/or columns to minimize localized impacts to River and/or tributary geomorphology and riparian resources.</p>	<p>LA County Dept. of Public Works</p>	<p>Plans Approved: Bridge design plans approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	
<p>GRR-3. Structural features such as outlets, bank stabilization, grade stabilization structures, bridge abutments, culverts, and other features that may be subjected to River or tributary flows will be constructed of erosion resistant materials such as concrete, soil cement, or secured rip-rap to ensure long-term stability and reduce the need for routine maintenance and/or rehabilitation/replacement activities and be subject to approval by DPW.</p>	<p>LA County Dept. of Public Works</p>	<p>Plans Approved: Infrastructure design and construction plans approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	
<p>GRR-4. Prior to final subdivision map or the issuance of any grading or building permit, instream tributary (open channels, where applicable) channel design features will be incorporated to control potential hydromodification impacts to geomorphology and riparian resources. The design will be based on erosion potential and other hydrologic modeling to determine appropriate equilibrium slope in the post-development condition as described in the Subregional Stormwater Mitigation Plan</p>	<p>LA County Dept. of Public Works</p>	<p>Plans Approved: Hydromodification control plan submitted prior to applicable final tract map recordation/issuance of grading permit or building permit, which ever comes first.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
and be subject to approval by DPW.		Angeles.	
<p>GRR-5. Sediment/debris control structures must be constructed downstream of natural watersheds to protect developed area drainage systems from debris flows. The design capacity for sediment/debris control structures must take into account the classifications stated in the debris production maps provided in Appendix A of the DPW 1991 Hydrology Manual. Sediment/debris control structure capacity and transport rates must be based on the specification stated in the DPW Sedimentation Manual.</p>	LA County Dept. of Public Works	<p>Plans Approved: Sediment basin design plans submitted and approved prior to applicable final tract map recordation.</p> <p>Improvement Construction Verification: Prior to completion of final field inspection by County of Los Angeles.</p>	
<p>GRR-6. Sediment from upland sources, such as debris basins and other sediment retention activities, will be redistributed in DPW-designated and permitted upland or riparian locations along the Santa Clara River and/or tributaries to reintroduce sediment for beach replenishment purposes.</p>	LA County Dept. of Public Works	<p>Approved Disposal Sites: Prior to sediment clearing activities, DPW shall be contacted to identify a permitted and appropriate redistribution site.</p>	
<p>GRR-7. A Geomorphology Monitoring and Management Plan (Plan) will be prepared to ensure that the modified/re-engineered drainages along the major tributaries (Long, Lion, Potrero, Chiquito, and San Martinez Grande Canyons) comply with the mitigation objectives and design goals outlined in the Newhall Ranch Tributary Channel Design Guidelines (PWA 2008). Specifically, the Plan shall include the measures to be implemented to ensure the integrity of the structural elements and a state of "constrained dynamic equilibrium."⁴ The Plan shall specify the following: (1) a framework to collect baseline data to characterize conditions immediately after construction; (2) a post-development monitoring program; (3) a framework to develop erosion and sedimentation threshold parameters and performance standards that activate adaptive management measures across a series of potential future scenarios; and, (4) contingency plans and appropriate remedial measures in the event that management efforts are not successful. The Plan shall be subject to final approval by the U.S. Army Corps of Engineers, CDFG, and DPW and will include (but will not be limited to) the following:</p> <p>1. Immediately after construction the following activities shall be carried out:</p>	LA County Dept. of Public Works CDFG	<p>Plans Approved: The required Plan for each modified/re-engineered drainage shall be prepared and submitted for review and approved prior to the issuance of the applicable rough grading permit.</p> <p>Plan Implementation. Monitoring reports shall be submitted to specified agencies in years 1, 3, 5, 10, and 20 following the completion of individual modified/re-engineered drainage construction and after a flow event exceeding the 10-year recurrence interval. Specified monitoring activities are also required after all flood events exceeding the 5-year recurrence interval flow.</p>	

⁴ In this context, "constrained dynamic equilibrium" indicates that the channels will be designed to periodically change width, depth, and location on the floodplain in response to changing rainfall and vegetation dynamics, but stay within a predefined corridor and not encroach on infrastructure or fill slopes.

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<p>An as-built survey shall be conducted for the completed channels to include a full longitudinal profile, cross-sections, and all in-channel structures.</p> <p>The channel floodplain and valley toe shall be mapped into three classes of channel migration zone: "green zones" where channel migration is permissible, "yellow zones" which should trigger site inspections by a qualified engineer or geomorphologist leading to possible stabilization actions, and "red zones" which should trigger immediate repair and stabilization efforts.</p> <p>2. In years 1, 3, 5, 10, and 20 following construction and after a flow event exceeding the 10-year recurrence interval, the following activities shall be carried out:</p> <p>A re-survey of the channel longitudinal profile and cross-sections. The longitudinal profile shall include a point on the thalweg every 50 feet where there are no visible steps or gradient changes in the channel profile, with additional points at any gradient changes. The longitudinal profile shall be surveyed in more detail through in-channel structures such as step-pools, with particular attention to the scour pool geometry.</p> <p>A visual inspection of each step-pool structure shall be performed. The inspection shall look for evidence of soil piping or washing out between rocks, movement of rock out of position (<i>e.g.</i> into the scour pool), presence of visible geotextile or cut-off wall materials, evidence for outflanking of the structure, exposure of the base of the toe rock.</p> <p>The longitudinal profile shall be compared to the as-built profile and the as-built step-pool structures, so that scour relative to the depth of the rock armor can be noted.</p> <p>The low flow channel configuration shall be compared with the channel migration zones.</p> <p>3. The monitoring data will be evaluated to determine whether remedial actions or more detailed studies are required. The criteria used to trigger more detailed investigations or maintenance/remedial actions will include (but will not be limited to) the following:</p> <p>If the low-flow channel migrates into the "yellow zone", then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to determine the probability of further migration into a "red zone". If channel migration towards a "red zone" is occurring at a rate less than 3 feet per year, then this would trigger more frequent site</p>	<p>LA County Dept. of Public Works</p> <p>CDFG</p>	<p>Plans Approved: The required Plan for each modified/re-engineered drainage shall be prepared and submitted for review and approved prior to the issuance of the applicable rough grading permit.</p> <p>Plan Implementation. Monitoring reports shall be submitted to specified agencies in years 1, 3, 5, 10, and 20 following the completion of individual modified/re-engineered drainage construction and after a flow event exceeding the 10-year recurrence interval. Specified monitoring activities are also required after all flood events exceeding the 5-year recurrence interval flow.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>inspections. These inspections shall include annual inspections and inspections after every large flow event (2-year recurrence interval flow or greater) until the channel migration ceases or the channel migrates away from the "red zone". If the rate of migration towards a "red zone" exceeds 3 feet per year or is within 10-feet of a "red zone", then remedial actions will be implemented to stabilize the channel and restore channel functionality to comply with the basis of design criteria.</p> <p>If channel erosion exposes the toe protection of the step-pools, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to and develop a remedial plan to stabilize the channel and structure (e.g. extend toe protection deeper, or use grade control downstream to restore the channel bed elevation at the step-pool). Following review and approval of the plan, the remedial actions will be implemented.</p> <p>If channel erosion results in a decrease in the channel elevation of 1-foot or greater over a length of more than 50 feet or forms "knickpoints", then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to determine whether the erosion/channel incision is likely to migrate and threaten the stability of project structures. If the results of the investigation indicate that the stability of the structures is in jeopardy, then a remedial plan will be developed to stabilize the channel and structure (e.g., keying in additional boulder ramps to the channel bed). Following review and approval of the plan, the remedial actions will be implemented.</p> <p>If channel aggradation occurs such that step-pool structures are buried by sediment and/or the low-flow channel is no longer well-defined, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to determine whether the aggradational trend is short-term or long-term. For the purposes of this monitoring program, "short term" means that the structure was not buried in the previous monitoring survey and "long term" means that the structure was buried during the previous monitoring survey. If aggradation appears to be short-term, then a pilot channel shall be cut through the original step-pool alignment to ensure that subsequent erosive flows do not flank the step-pools and jeopardize the channel stability. The pilot channel shall have the same dimensions as the original design channel. If aggradation appears to be long-term and the aggradation does not threaten the stability of the channel, then the channel shall be allowed to form itself (no sediment removal shall be carried out). However, if the aggradation appears to be long-term and potentially threatens the stability of the channel, then a remedial plan will</p>	<p>LA County Dept. of Public Works CDFG</p>	<p>Plans Approved: The required Plan for each modified/re-engineered drainage shall be prepared and submitted for review and approved prior to the issuance of the applicable rough grading permit.</p> <p>Plan Implementation. Monitoring reports shall be submitted to specified agencies in years 1, 3, 5, 10, and 20 following the completion of individual modified/re-engineered drainage construction and after a flow event exceeding the 10-year recurrence interval. Specified monitoring activities are also required after all flood events exceeding the 5-year recurrence interval flow.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>be developed to stabilize the channel. Following review and approval of the plan, the remedial actions will be implemented.</p> <p>After all flood events exceeding the 5-year recurrence interval flow, then a qualified geomorphologist or civil engineer shall conduct an inspection of the channel to evaluate for signs of erosion, "knickpoints", flanking of structures, and piping or erosion around the project structures. If the results of the inspection indicate evidence of channel instability, then a more detailed site investigation shall be carried out to determine whether corrective action is required.</p> <p>In addition to the measures identified above, the Plan shall describe the potential remedial techniques to prevent, mitigate, abate, or control undesirable geomorphic response. These measures will include (but will not be limited to) the following:</p> <ol style="list-style-type: none"> 1. Repair, maintenance or replacement of creek structures and development improvements. 2. Stabilization (either partial or total) of eroded areas or failures of the creek slopes by removal and replacement with appropriate materials. 3. Construction of erosion control measures that, where feasible, will consist of bio-engineering techniques. 4. Placement of subsurface drainage devices (<i>e.g.</i>, underdrains, or horizontal drilled drains). 5. Slope correction (<i>e.g.</i>, gradient change, slope trimming or contouring). 6. Construction of additional surface ditches and/or ponds, sediment traps, or backfill of eroded channels. <p>All monitoring reports shall be submitted to the U.S. Army Corps of Engineers, CDFG, LA DPW, and/or other designated entities. Prior to implementing any remedial actions, applicable approvals and permits will be obtained from the U.S. Army Corps of Engineers, CDFG, and LA DPW. Following construction, Newhall the applicant will maintain responsibility for implementation of the Plan for an interim period and will be responsible for all monitoring and necessary maintenance/remedial actions. After this initial period, Newhall will <u>until</u> transfer <u>of</u> the maintenance and monitoring responsibilities to the LA DPW or other designated entity.</p>	<p>LA County Dept. of Public Works CDFG</p>	<p>Plans Approved: The required Plan for each modified/re-engineered drainage shall be prepared and submitted for review and approved prior to the issuance of the applicable rough grading permit.</p> <p>Plan Implementation. Monitoring reports shall be submitted to specified agencies in years 1, 3, 5, 10, and 20 following the completion of individual modified/re-engineered drainage construction and after a flow event exceeding the 10-year recurrence interval. Specified monitoring activities are also required after all flood events exceeding the 5-year recurrence interval flow.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>GRR-8. <u>Mitigation Measure GRR-8 requires the implementation of in-channel grade control structures similar to those proposed for Alternatives 2-6, and Mitigation Measure GRR-8 is required only for Alternative 7.</u></p> <p><u>Grade control structures shall be installed to reduce erosion-related impacts to a less-than-significant level. Similar to Alternatives 2-6, grade control structures provided for Alternative 7 shall implement the following design criteria:</u></p> <p><u>a. Creek bed grade control structures at approximately 200 to 400 foot spacing along the drainage corridor will be included.</u></p> <p><u>b. These grade control structures will be designed to be located at points along the channel where proposed Project grading impacts already will be disturbing the channel bed and banks, wherever possible.</u></p> <p><u>c. The grade control structures will be constructed with soil cement, riprap or other grade stabilization methods acceptable to DPW.</u></p> <p><u>d. The grade control structures will be at grade or below the existing grade and invert of the channel bed.</u></p> <p><u>e. The grade control structures will be designed to function as a drop structure in the event the channel bed slope flattens overtime.</u></p>	NA	This mitigation measure applies only to EIS/EIR Alternative 7 and is not applicable to the project approved by Corps and CDFG. Therefore, no monitoring requirements are necessary for this mitigation measure.	NA
4.3 Water Resources			
The RMDP/SCP EIS/EIR determined that mitigation measures previously identified by the Newhall Ranch Specific Plan EIR would reduce water impacts to a less-than-significant level. No additional mitigation measures were required.			
4.4 Water Quality			
WQ-1. Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP	LA County Dept. of Public Works	Plans Approved: Applicable project design BMPs specified on Table 4.4-12 to be depicted on applicable improvement plans. Grading-related BMPs to be depicted	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate); (2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 of this EIS/EIR and duplicated below.</p> <p><i>Table 4.4-12 is provided in MMRP Appendix B</i></p>	<p>and/or Dept. of Regional Planning⁵</p>	<p>on applicable grading plans prior to issuance of grading permit. Long-term operation-related BMPs to be depicted on applicable building plans.</p> <p>Improvements Construction Verification: Project design BMPs and operation-related BMPs prior to completion of final field inspection by County of Los Angeles; Installation of grading-related BMPs to be accepted prior to/throughout construction period.</p>	
<p>WQ-2. Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below.</p> <p>A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Specific Plan, Entrada, and VCC Project that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. IPM is a strategy that focuses on long-term prevention or suppression of pest problems (<i>i.e.</i>, insects, diseases and weeds) through a combination of techniques including: using pest-resistant plants; biological controls; cultural practices; habitat modification (Techniques 1 - 6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). The Landscape and Integrated Pest Management Plan will address the following components:</p> <ol style="list-style-type: none"> 1. Pest identification. 2. Practices to prevent pest incidence and reduce pest buildup. 3. Monitoring to examine vegetation and surrounding areas for pests to 	<p>LA County Dept. of Regional Planning</p>	<p>Plan Approved: Prior to issuance of building permits for tract maps that contain spineflower preserves.</p>	

⁵ As noted in the record and the CEQA findings, the County of Los Angeles has plenary land use authority with respect to the non-biological mitigation measures identified in the EIS/EIR and such measures properly fall within and are subject to the County's authority. The applicant has agreed to be subject to such measures, and to fund the monitoring of all the non-biological mitigation measures through CDFG's environmental consultant for the Project (Aspen Environmental Group). Aspen will monitor implementation of all the non-biological mitigation measures identified herein, to be reimbursed at the applicant's expense, until such time as such measures are incorporated into the County's subdivision map process.

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>evaluate trends and to identify when controls are needed.</p> <p>4. Establishment of action thresholds that trigger control actions.</p> <p>5. Pest control methods - cultural, mechanical, environmental, biological, and appropriate pesticides.</p> <p>6. Fertilizer management - soil assessment, fertilizer types, application methods, and storage and handling.</p> <p>7. Pesticide management - safety (e.g., Material Safety Data Sheets, precautionary statements, protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation).</p>			
4.6 Jurisdictional Waters and Streams			
<p>SW-1. To reduce the impacts of the proposed pProject on federally-protected wetlands, the proposed channel design at the downstream end of Potrero Canyon (HARC reach PO-7; <u>(Revised) Figure 4.6-1</u>) shall be modified to avoid impacts to <u>the resources in reach PO-7, are eismontane alkali marsh (seep wetland) at that reach.</u> The proposed lined channel through the wetland shall not be constructed. Buried bank stabilization in this reach, if constructed at all, shall be limited to the east side of the Potrero Canyon drainage in a configuration similar to that proposed in Alternative 5. The filling and grading activities proposed in Potrero Canyon shall be limited to areas upstream of the wetland, and the wetland shall be avoided.</p>	CDFG	<p>Measure Implementation: Wetland avoidance measure shall be implemented as part of the design of the Potrero tract map.</p> <p>Plan Requirements: Proposed tract map design to be reviewed by CDFG.</p>	
<p>SW-2. The existing wetlands complex at the confluence of Salt Creek and Graves Canyon (HARC reaches SA-3 and SA-4; <u>(Revised) Figure 4.6-1</u>), along with the upstream reaches that affect it, would be enhanced through removal of exotic species (carried out in accordance with the methods described in Mitigation Measures SP-4.6-16 and BIO-1), restoration of sediment equilibrium, and recontouring of existing, incised banks. These activities will increase the extent of Corps and CDFG jurisdictional areas in the High Country SMA, and will increase long-term functions and values/services in these areas. This mitigation measure would result in short-term adverse impacts associated with bank recontouring, including construction-related noise, emissions from equipment, and temporal loss of upland and riparian habitats in</p>	CDFG	<p>Refer to the Newhall Ranch Specific Plan MMRP (Appendix A) for previously adopted monitoring requirements for mitigation measure SP-4.6-16.</p> <p>Refer to the Biologic Resources section of this MMRP for monitoring requirements for mitigation measure BIO-1.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
creation/enhancement areas.			
<p>SW-3. The applicant shall create or expand Corps jurisdictional wetlands on site, so that the acreage of wetlands on site would exceed the acreage that existed prior to Project implementation. In order to ensure that created wetlands persist in the long-term, wetlands shall be constructed in locations where suitable hydrology can be created by using existing streamflow, without the need for artificial water sources. New or expanded wetland areas shall be created in one or more of the following locations:</p> <ul style="list-style-type: none"> • The Salt Creek drainage within the High Country SMA or the Salt Creek area in Ventura County. This area is the first priority for creation of mitigation wetlands, as the entire watershed would be preserved in perpetuity. The lower reach of this drainage supports year-round surface flows, and the presence of an existing, high-quality wetland shows that the topographic and hydrologic conditions are suitable for the persistence of wetlands. Approximately 23.3 acres of new wetlands would be created in the Salt Creek drainage, unless it is determined that a lesser acreage would be sufficient to ensure that the project does not result in a net loss of federally protected wetlands. • Lower or middle Potrero Canyon. These reaches support intermittent to perennial surface flows, and the broad, flat Potrero canyon bottom provides opportunities for expanded wetlands acreage through the creation of palustrine fringe wetlands. In the event that the proposed creation of 23.3 acres of wetlands in the Salt Creek watershed is insufficient to ensure that the proposed project does not result in a net loss of wetlands, any remaining mitigation acreage would be provided in these two locations. <p>Although the river supports substantial surface flows, <u>with the exception of the conversion of portions of the existing agricultural fields to wetlands outside of the active channel area (above the ordinary high water mark)</u>, the creation of mitigation wetlands along the Santa Clara River mainstem is not proposed due to the extreme scouring that occurs within the mainstem at relatively frequent intervals. The geomorphic character of the river is derived from large flood events that move large amounts of sediment, scour vegetation, and reshape the <u>active channel</u>. Because of this, it is uncertain whether mitigation wetlands created along the river mainstem <u>within the active channel</u> would persist in the long run, and. However, existing agricultural fields along the Santa Clara</p>	CDFG	<p>Measure Implementation: Wetland creation and/or expansion plans as required by this mitigation measure shall be provided concurrently with applicable Construction Notification (Corps) and Sub-Notification (CDFG) letters for individual projects.</p> <p>Plans Approved: Wetland creation/expansion plans shall be approved prior to impacts to jurisdictional resources.</p> <p>Field Verification: Prepare and submit annual monitoring reports. Field inspect as necessary until wetland creation/expansion success criteria are achieved.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>River mainstem above the OHWM, the Salt Creek, and Potrero Canyon</u> locations offer ample opportunities to create the wetlands acreage necessary to mitigate the Project's impacts on federally protected wetlands. This mitigation measure would result in short-term adverse impacts associated with wetland creation, including construction-related noise, emissions from equipment; and loss of upland habitats in areas where wetlands creation is proposed.</p>			
<p>SW-4. All areas where temporary construction impacts affect Corps or CDFG jurisdictional areas (generally, these are areas where impacts would occur due to the construction of Project facilities, but that are outside the permanent footprint of the actual facility), shall be revegetated with appropriate native vegetation after completion of construction in the area. A revegetation plan shall be prepared and implemented in accordance with the terms set forth in mitigation measures SP-4.6-1 through SP-4.6-15 and SP-4.6-63.</p>	CDFG	Refer to the Newhall Ranch Specific Plan MMRP (Appendix A) for previously adopted monitoring requirements for mitigation measure SP-4.6-1 through 16, and SP-4.6-63.	
<p>SW-5. Prior to initiating work in a Corps or CDFG jurisdictional area, the applicant or operator shall submit a Construction Notification to the Corps and a Sub-Notification Agreement to CDFG that shall contain all the information required of a <u>CWA</u> section 404 permit application/ Streambed Alteration Agreement. The information shall include, but not be limited to, an updated jurisdictional delineation of waters of the United States and CDFG jurisdictional streams. The acreages and locations of impacts, as well as the acreage and location of mitigation required, will be recalculated and included in the Construction Notification and Sub-Notification Agreement.</p>	CDFG	Notification Submittal: The required Construction Notification (Corps) and Sub-Notification (CDFG) shall be submitted prior to the start of grading or other ground disturbing work within jurisdictional areas.	
<p>SW-6. To the extent that on-site mitigation for impacts to jurisdictional tributary drainages is insufficient to meet the mitigation ratios required by <u>revised</u> Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site properties within the Santa Clara River watershed, via use of one or more of the following mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in tributaries to the Santa Clara River occurring off site such that the mitigation site has an equal or greater value than the impacted site; (b) preservation of property containing jurisdictional tributaries to the Santa Clara River having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities in jurisdictional tributaries for the necessary acreage (<i>e.g.</i>, exotic species removal under the terms and conditions</p>	CDFG	<p>Measure Implementation: Any future need for off-site wetland creation shall be determined in conjunction with Construction Notification (Corps) and Sub-Notification (CDFG), which must be submitted prior to the start of grading or other ground disturbing work within jurisdictional areas.</p> <p>Refer to monitoring requirements for mitigation measures BIO-2, BIO-9 and BIO-10 for applicable monitoring requirements for off-site wetland creation.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
specified in Mitigation Measures BIO-9 and BIO-10).			
<p>SW-7 To the extent that on-site mitigation for impacts to the Santa Clara River mainstem is insufficient to meet the mitigation ratios required by <u>revised</u> Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site locations within the Santa Clara River mainstem, via use of one or more of the following mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in the Santa Clara River mainstem outside the Project area such that the mitigation site has an equal or greater value than the impacted site; (b) preservation of property containing a reach of the Santa Clara River mainstem having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities within the river mainstem for the necessary acreage (e.g., exotic species removal under the terms and conditions specified in Mitigation Measures BIO-9 and BIO-10).</p> <p>Although <u>revised</u> Mitigation Measure BIO-2 is included in the Biological Resources section, the measure is referenced in this section and is reproduced below for convenience.</p> <p><u>BIO-2 The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries, shall be replaced by creating habitats of similar functions and values/services (see Mitigation Measure BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR) on the Project site, or as allowed under Mitigation Measure BIO-10.</u></p> <p><u>a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: 1) completion of site preparation; 2) installation of temporary irrigation; and 3) seeding and/or planting of the mitigation site. For detailed information please refer to the Mitigation Plan for Impacts to Waters of the United States included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Salt Creek creation and restoration site The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (i.e., an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the</u></p>	CDFG	<p>Measure Implementation: Any future need for off-site wetland creation shall be determined in conjunction with Construction Notification (Corps) and Sub-Notification (CDFG), which must be submitted prior to the start of grading or other ground disturbing work within jurisdictional areas.</p> <p>Refer to monitoring requirements for mitigation measures BIO-2, BIO-9 and BIO-10 for applicable monitoring requirements for off-site wetland creation.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to surplus pre-mitigation area remaining. A project would not proceed unless adequate mitigation capacity (area suitable for Corps mitigation) is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts.</u></p> <p><u>These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b.</u></p> <p><u>b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the sub-notification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below:</u></p> <ul style="list-style-type: none"> <u>• If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio.</u> <u>• If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 4.5-68, below. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become established and mature.</u> <u>• If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 4.5-68, below, plus 0.5:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.)</u> 	<p>CDFG</p>	<p>Measure Implementation: Any future need for off-site wetland creation shall be determined in conjunction with Construction Notification (Corps) and Sub-Notification (CDFG), which must be submitted prior to the start of grading or other ground disturbing work within jurisdictional areas.</p> <p>Refer to monitoring requirements for mitigation measures BIO-2, BIO-9 and BIO-10 for applicable monitoring requirements for off-site wetland creation.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<ul style="list-style-type: none"> <u>If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 4.5-68, below, plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.)</u> <p><u>Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the sub-notification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria:</u></p> <ul style="list-style-type: none"> <u>If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance.</u> <u>If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.</u> <u>If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.</u> <u>If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.</u> <p><u>In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG</u></p>	<p>CDFG</p>	<p>Measure Implementation: Any future need for off-site wetland creation shall be determined in conjunction with Construction Notification (Corps) and Sub-Notification (CDFG), which must be submitted prior to the start of grading or other ground disturbing work within jurisdictional areas.</p> <p>Refer to monitoring requirements for mitigation measures BIO-2, BIO-9 and BIO-10 for applicable monitoring requirements for off-site wetland creation.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for 1 acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).</u></p> <p><i>Table 4.5-68 is provided in MMRP Appendix C.</i></p>	CDFG	<p>Measure Implementation: Any future need for off-site wetland creation shall be determined in conjunction with Construction Notification (Corps) and Sub-Notification (CDFG), which must be submitted prior to the start of grading or other ground disturbing work within jurisdictional areas.</p> <p>Refer to monitoring requirements for mitigation measures BIO-2, BIO-9 and BIO-10 for applicable monitoring requirements for off-site wetland creation.</p>	
4.7 Air Quality			
<p>AQ-1. Diesel-powered construction equipment shall use ultra low sulfur diesel fuel, as defined in SCAQMD Rule 431.2.</p> <p>AQ-2. Develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.</p> <p>AQ-3. Suspend the use of all construction equipment during first-stage smog alerts.</p> <p>AQ-4. Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible.</p> <p>AQ-5. Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.</p> <p>AQ-6. Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible.</p> <p>AQ-7. Use on-site electricity or alternative fuels rather than diesel-powered or gasoline-powered generators, to the extent feasible.</p> <p>AQ-8. Prior to use in construction, the Project applicant will evaluate the feasibility of retrofitting the large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, <i>etc.</i>, will be evaluated. These technologies</p>	LA County Dept. of Public Works and/or Dept. of Regional Planning	<p>Plans Approved. All construction emission reduction measures shall be provided on grading and construction plans.</p> <p>Measure Implementation. All construction emission reduction measures shall be implemented throughout the project's construction period.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>will be required if they are certified by CARB and/or the USEPA, and are commercially available and can feasibly be retrofitted onto construction equipment.</p> <p>AQ-9. Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.</p> <p>AQ-10. Water active sites at least three times daily during dry weather.</p> <p>AQ-11. 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).</p> <p>AQ-12. Use construction equipment that complies with the requirements and compliance schedule of the adopted CARB Regulation for In-Use Off-Road Diesel Vehicles in effect at the time of use and use only Tier 1 construction equipment during all construction activities, only if Tier 2 or newer equipment is not available, or newer diesel fueled (or alternative-fueled) construction equipment during all construction activities.</p> <p><u>AQ-12a. Construction shall be planned in such a way as to minimize heavy construction activity involving the use of diesel-fueled construction equipment within 500 meters of an occupied residence to the extent practical. Heavy construction activity that occurs within 500 meters of an occupied residence that involves the use of diesel-fueled construction equipment shall prohibit non-essential idling and shall utilize equipment certified to the Tier 2 or newer emission standard. Equipment shall be routed in such a way as to minimize travel within 500 meters of an occupied residence to the extent practical.</u></p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Plans Approved. All construction emission reduction measures shall be provided on grading and construction plans.</p> <p>Measure Implementation. All construction emission reduction measures shall be implemented throughout the project's construction period.</p>	
<p>AQ-13. Please see Mitigation Measure GCC-1 in Section 8.0. (AQ-13 is the same measure as GCC-1.)</p>	<p>NA</p>	<p>NA</p>	
<p>AQ-14. All commercial and public buildings on the applicant's land holdings that are facilitated 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 or equivalent to ensure that all commercial and public buildings operate at levels fifteen percent (15%) better than the standards presently required by <u>the 2008 version of Title 24 (2008).</u> <u>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</u></p>	<p>LA County Building Dept. and/or Dept. of Regional Planning</p>	<p>Plans Approved. Prior to issuance of applicable building permits.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>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.</u></p>			
<p>AQ-15. The applicant shall produce <u>or cause to be produced or purchase</u> renewable electricity, or secure <u>greenhouse gas offsets or credits</u> from a public agency (e.g., CARB; SCAQMD) endorsed market, equivalent to the installation of <u>2.0 kW one photovoltaic (i.e., solar) power systems no smaller than 2.0 kilowatts, when undertaking the design and construction of each single-family detached residential unit on the Project site. on all single family detached residential units in the Specific Plan and Entrada planning areas that are facilitated by approval of the proposed Project. 2.0 kW is roughly equivalent to the amount of electricity used annually by a single family home. In lieu of this requirement and at the applicant's option, prior to the start of construction of any new phase of any individual subdivision on the Specific Plan or Entrada planning areas, the applicant shall secure CO₂-equivalent offsets or credits, similar to the CO₂ equivalent reduction that would be provided by the use the renewable electricity sources described above, from either: a) the Climate Action Reserve (CAR) or the California Climate Action Registry, or b) the Chicago Climate Exchange (CCX). Alternatively, and at the applicant's option, the applicant may pay the equivalent amount of funds that would be due to buy credits from the CAR or the CCX to the SCAQMD for greenhouse gas emission mitigation purposes. In addition to the implementation of one of the electricity generation/greenhouse gas emission reduction measures described above, the use of individual photovoltaic systems shall be considered when undertaking the design and construction of all single family detached residential units.</u></p>	<p>LA County Dept. of Regional Planning</p>	<p>Plans Approved. Demonstrate compliance with specified requirements prior to approval of applicable building permits.</p>	
<p>AQ-16. The applicant shall produce <u>or cause to be produced or purchase</u> renewable electricity, or secure <u>greenhouse gas offsets or credits</u> from a public agency (e.g., CARB; SCAQMD) endorsed market, equivalent to the installation of <u>one photovoltaic systems no smaller than 2.0 kilowatts, on each 1,600 square feet of nonresidential roof area provided on the Project site. on non residential buildings on the Project site capable of producing 1,920 kW of electricity. In lieu of this requirement and at the applicant's option, prior to the start of construction of any phase of any individual subdivision on the Project site that contains non residential land uses, the applicant shall secure CO₂ equivalent offsets or credits, similar to the CO₂ equivalent reduction that would be provided by the use the renewable electricity sources described above, from either: a) the Climate Action Reserve (CAR) or the</u></p>	<p>LA County Dept. of Regional Planning</p>	<p>Plans Approved. Demonstrate compliance with specified photovoltaic system installation requirements prior to approval of applicable building permits.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>California Climate Action Registry, or b) the Chicago Climate Exchange (CCX). Alternatively, and at the applicant's option, the applicant may pay the equivalent amount of funds that would be due to buy credits from the CAR or the CCX to the SCAQMD for greenhouse gas emission mitigation purposes. In addition to the implementation of one of the electricity generation/greenhouse gas emission reduction measures described above, the installation of individual photovoltaic systems shall be considered when undertaking the design and construction of non-residential buildings on the Project site.</p>			
4.8 Traffic			
<p>TR-1. The Project applicant shall design and construct Magic Mountain Parkway west of Westridge Parkway in a manner that increases the planned six-lane augmented roadway to an eight-lane roadway. (This mitigation measure is applicable to Alternative 6 only.)</p>	NA	This mitigation measure applies only to EIS/EIR Alternative 6 and is not applicable to the project approved by Corps and CDFG. Therefore, no monitoring requirements are necessary for this mitigation measure.	NA
<p>TR-2. The Project applicant shall contribute its fair-share of the costs to add additional capacity to Magic Mountain Parkway west of The Old Road by increasing the planned eight-lane augmented roadway to a 10-lane roadway. (This mitigation measure is applicable to Alternative 7 only.)</p>	NA	This mitigation measure applies only to EIS/EIR Alternative 7 and is not applicable to the project approved by Corps and CDFG. Therefore, no monitoring requirements are necessary for this mitigation measure.	NA
<p>TR-3. The Project applicant shall contribute its fair-share of the costs to add additional capacity to Magic Mountain Parkway west of The Old Road by increasing the planned eight-lane augmented roadway to a 10-lane augmented roadway. (This mitigation measure is applicable to Alternative 6 only.)</p>	NA	This mitigation measure applies only to EIS/EIR Alternative 6 and is not applicable to the project approved by Corps and CDFG. Therefore, no monitoring requirements are necessary for this mitigation measure.	NA
<p>TR-4. The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Rye Canyon Road by increasing the planned six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to Alternatives 6 and 7 only.)</p>	NA	This mitigation measure applies only to EIS/EIR Alternatives 6 and 7, and is not applicable to the project approved by Corps and CDFG. Therefore, no monitoring requirements are necessary for this mitigation measure.	NA
<p>TR-5. The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to Alternatives 2, 3, and 7 only.)</p>	LA County Dept. of Public Works	Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>TR-6. The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to an eight-lane augmented roadway. (This mitigation measure is applicable to Alternative 6 only.)</p>	NA	<p>This mitigation measure applies only to EIS/EIR Alternative 6 and is not applicable to the project approved by Corps and CDFG. Therefore, no monitoring requirements are necessary for this mitigation measure.</p>	NA
<p>TR-7. The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to Alternatives 2 through 7.)</p>	LA County Dept. of Public Works	<p>Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.</p>	
<p>TR-8. The Project applicant shall contribute its fair-share of the costs to add additional capacity to Via Princessa east of Santa Clarita Road by increasing the planned six-lane roadway to a six-lane roadway. (This mitigation measure is applicable to Alternatives 2, 3, 4 and 5 only.)</p>	LA County Dept. of Public Works	<p>Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits applicable buildings.</p>	
<p>TR-9. The Project applicant shall contribute its fair-share of the costs to add additional capacity to McBean Parkway south of Avenue Scott by increasing the planned eight-lane roadway to an eight-lane augmented roadway. (This mitigation measure is applicable to Alternative 6 only.)</p>	NA	<p>This mitigation measure applies only to EIS/EIR Alternative 6 and is not applicable to the project approved by Corps and CDFG. Therefore, no monitoring requirements are necessary for this mitigation measure.</p>	NA
<p>TR-10. 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 south of Parker. (This mitigation measure is applicable to Alternatives 2 and 3.)</p>	LA County Dept. of Public Works	<p>Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.</p>	
<p>TR-11. 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 south of Hasley. (This mitigation measure is applicable to Alternatives 2, 3, 6 and 7 only.)</p>	LA County Dept. of Public Works	<p>Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.</p>	
<p>TR-12. 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 south of SR-126. (This mitigation measure is applicable to Alternatives 2, 3, 4, 6 and 7 only.)</p>	LA County Dept. of Public Works	<p>Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits applicable buildings.</p>	
<p>TR-13. 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 south of Rye Canyon. (This mitigation measure is applicable to Alternatives 2 and 3 only.)</p>	LA County Dept. of Public Works	<p>Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.</p>	
<p>TR-14. 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 south of</p>	LA County Dept. of	<p>Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
Magic Mountain Parkway. (This mitigation measure is applicable to Alternatives 2 and 3 only.)	Public Works	applicable buildings.	
TR-15. 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 south of Valencia Boulevard. (This mitigation measure is applicable to Alternatives 2, 3, 4 and 6 only.)	LA County Dept. of Public Works	Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.	
TR-16. 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 south of McBean Parkway. (This mitigation measure is applicable to Alternatives 2, 3, 4, 5 and 6 only.)	LA County Dept. of Public Works	Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.	
TR-17. The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction, and one truck lane in the southbound direction, to the segment of I-5 south of Lyons Avenue. (This mitigation measure is applicable to Alternatives 2, 3, 4, 5 and 6 only.)	LA County Dept. of Public Works	Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.	
TR-18. The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction, two truck lanes in the southbound direction, and one truck lane in the northbound direction to the segment of I-5 south of Calgrove Avenue. (This mitigation measure is applicable to Alternatives 2 through 7.)	LA County Dept. of Public Works	Measure Implementation: Receipt of fair share funding or bonding prior to issuance of occupancy permits for applicable buildings.	
4.9 Noise			
<p>NOI-1. Pile driving vibration due to the development of the Commerce Center Drive bridge shall be reduced by:</p> <ul style="list-style-type: none"> identifying all uses in the vicinity that may be adversely affected by the vibrations, including Travel Village, residences built in earlier phases of Mission Village and Landmark Village, and non-residential land uses that may use vibration-sensitive <i>etc.</i>; and installing seismographs at the aforementioned sensitive locations to ensure that Section 12.08.560 of the County's <i>Noise Ordinance</i> is not exceeded, and/or that the pile driving would not cause structural damage or adversely affect vibration-sensitive equipment; and adjusting vibration amplitudes of the pile driving on the conditions of the affected structures, the sensitivity of equipment, and/or human tolerance; and/or 	LA County Dept. of Public Works and/or Dept. of Regional Planning	Measure Implementation: Vibration reduction requirements shall be implemented prior to the start of construction activities for the Commerce Center Drive bridge and throughout the pile installation phase of the project.	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<ul style="list-style-type: none"> To the extent feasible, the Project developer should utilize cast-in-drilled-hole (CIDH) piles in lieu of pile driving. 			
4.10 Cultural Resources			
<p>CR-1a. The CA-LAN-2233 archaeological site, including a 100-foot buffer, shall be incorporated into the <u>proposed</u> Project design as a park area. To protect the archaeological resources from impacts associated with park development, the site shall be preserved by placing water permeable netting and two feet of sterile fill material over the area. No excavation of the site shall occur prior to the placement of the fill soil. If avoidance of the site and buffer is not feasible, Mitigation Measure CR-2 shall apply. The applicant shall include this mitigation measure as a note on a separate information sheet to be recorded with the final map. The location of the archaeological site shall not be identified on the informational sheet to protect the site from vandalism.</p>	LA County Dept. of Regional Planning	<p>Plans Approved. Required park area and buffer shall be depicted on the applicable tract map prior to recordation. Required information note to be recorded concurrently with tract map.</p>	
<p>CR-1b. The CA-LAN-2133 archaeological site, including a 100-foot buffer, shall be incorporated into the <u>proposed</u> Project design as "Open Area." To the extent possible, proposed road construction activities shall avoid the resource site and buffer area. If avoidance of the site and buffer is not feasible, Mitigation Measure CR-2 shall apply. The applicant shall include this mitigation measure as a note on a separate information sheet to be recorded with the final map. The location of the archaeological site shall not be identified on the informational sheet to protect the site from vandalism.</p>	LA County Dept. of Regional Planning	<p>Plans Approved. Required open area and buffer shall be depicted on the applicable tract map prior to recordation. Required information note to be recorded concurrently with tract map.</p>	
<p>CR-2. In the event that any portion of archaeological sites CA-LAN-2133 and -2233 cannot be avoided by planned construction, a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant will be conducted. This will include consultation with the Tataviam community pursuant to the requirements of the Tataviam Agreement; hand excavation of a statistically valid sample of the impacted site area by qualified professional archaeologists; and processing, analysis, and curation of the recovered artifact assemblage.</p>	LA County Dept. of Regional Planning	<p>Measure Implementation. If this measure is to be implemented, the required Phase III investigations shall be completed prior to the start of grading activities at the affected archaeological site(s) and in the surrounding buffer area.</p>	
<p>CR-3. Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: Agreement with a qualified monitor to be provided to the County prior to the start of grading activities within 300 feet of known archaeological sites.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate.			
CR-4. During any earth disturbance within 300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.	LA County Dept. of Regional Planning	Measure Implementation: Archaeological monitor to field verify the location and installation of required protective fencing.	
CR-5. In the event that archaeological remains or sites <u>cultural resources</u> are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the significance <u>eligibility</u> of the find <u>resources</u> pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with <u>federal Corps</u> , state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).	LA County Dept. of Regional Planning	Plans Approved: This requirement shall be noted on all tract maps and grading plans.	
<p>CR-6 <u>If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken:</u></p> <p><u>1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until:</u></p> <p><u>a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and</u></p> <p><u>b. If the Coroner determines the remains to be Native American:</u></p> <p><u>(i) The Coroner shall contact the Native American Heritage Commission within 24 hours;</u></p> <p><u>(ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and</u></p> <p><u>(iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with</u></p>	LA County Dept. of Regional Planning	Measure Implementation: Archaeological monitor to field verify the discovery or recognition of any human remains during any phase of Project construction. Monitor to coordinate with Los Angeles County Coroner as required.	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p><u>appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or,</u></p> <p><u>2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:</u></p> <p><u>a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission;</u></p> <p><u>b. The descendant identified fails to make a recommendation; or</u></p> <p><u>c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.</u></p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Archaeological monitor to field verify the discovery or recognition of any human remains during any phase of Project construction. Monitor to coordinate with Los Angeles County Coroner as required.</p>	
<p>4.11 Paleontological Resources</p>			
<p>PR-1. A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils.</p> <p>(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.</p> <p>(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).</p> <p>Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done at the end of each phase of grading.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Plan Requirements. These requirements shall be included as notes on all grading plans.</p> <p>Measure Implementation. LA County Natural History Museum-approved inspector shall be present during grading activities in specified areas.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
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.			
PR-2. The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.	LA County Dept. of Public Works and/or Dept. of Regional Planning	Plans Approved. These requirements shall be included as notes on all grading plans.	
PR-3. Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.	LA County Dept. of Public Works and/or Dept. of Regional Planning	Plans Approved. These requirements shall be included as notes on all grading plans. Measure Implementation. LA County Natural History Museum-approved inspector shall be present during grading activities in specified areas.	
PR-4. Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR, and is available for public review at the Los Angeles County Department of Regional Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.	LA County Dept. of Public Works and/or Dept. of Regional Planning	Plans Approved. These requirements shall be included as notes on all grading plans. Measure Implementation. Prior to the start of grading activities in specified areas, an LA County Natural History Museum-approved paleontologist shall collect and test the required samples.	
PR-5. Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County	LA County Dept. of Public Works	Plans Approved. Submit required agreement prior to the approval of a grading permit.	

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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.	and/or Dept. of Regional Planning		
PR-6. Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.	LA County Dept. of Public Works and/or Dept. of Regional Planning	Plans Approved. This requirement shall be included as a note on all grading plans.	
PR-7. To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.	LA County Dept. of Regional Planning	Measure Implementation. The required report shall be submitted within two weeks after the conclusion of grading activities in each project development phase.	
4.12 Agricultural Resources			
<u>AG-1. In order to minimize the premature conversion of agricultural lands and to track that conversion, prior to issuance of the first grading permit in the Project area where agricultural soils are designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), the applicant or its designee shall prepare a phasing map to document the phased discontinuation of existing agricultural activities located within the Project area over the course of its development. Newhall Land shall enter into a Memorandum of Understanding with the California Department of Fish and Game to develop a phasing plan for the discontinuation of existing agricultural operations located throughout the Specific Plan site.</u>	LA County Dept. of Regional Planning CDFG	Measure Implementation. The applicant and CDFG shall provide the County with the required phasing map prior to the recordation of the first tract map that will result in the discontinuation of existing agricultural operations.	

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AG-2. Newhall Land shall dedicate a permanent agricultural conservation easement for 138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands.	LA County Dept. of Regional Planning	Measure Implementation. The specified easement shall be provided in conjunction with the recordation of the applicable tract map.	
4.13 Geology and Geologic Hazards			
The RMDP/SCP EIS/EIR determined that mitigation measures previously identified by the Newhall Ranch Specific Plan EIR would reduce geology and geologic hazard impacts to a less-than-significant level. No additional mitigation measures were required.			
4.13 Land Use			
The RMDP/SCP EIS/EIR, nor the Specific Plan EIR, provided any mitigation measures that pertain directly to land use-related impacts. Therefore, there are no monitoring requirements for the Land Use issue area.	NA	NA	NA
4.15 Visual Resources			
VR-1. Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	LA County Dept. of Public Works and/or Dept. of Regional Planning	Plans Approved: The specified rip-rap design requirements shall be depicted on project-related grading and drainage plans.	
VR-2. Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	LA County Dept. of Public Works and/or Dept. of Regional Planning	Plans Approved: The specified rip-rap design requirements shall be depicted on project-related grading and drainage plans.	
4.16 Parks, Recreation and Trails			
The RMDP/SCP EIS/EIR determined that mitigation measures previously identified by the Newhall Ranch Specific Plan EIR would ensure that the Specific Plan project would not result in significant recreation-related impacts. No additional mitigation measures were required.	NA	NA	NA

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
4.17 Hazards, Hazardous Materials and Public Safety			
<p>PH-1. During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (<i>i.e.</i>, "wildcat") wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below:</p> <ul style="list-style-type: none"> • File Notice of Intent to re-abandon well; • Excavate and expose several feet of well casing; • Perform hot tap -- a method of drilling a hole into the casing under control in order to deal with possible pressure; • Install a wellhead and blow out prevention equipment; • Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR; • Place cement plugs of varying lengths as required by DOGGR; • All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; • Move out drill rig; • Cut off casing at least five feet below final finished grade; • Weld a steel plate on top of the wellhead; • Backfill and compact excavation and clean up location; • Survey the center point of the buried well using GPS instrumentation; • Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and • Submit the re-abandonment record to DOGGR within 60 days upon completion of work. 	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: All known abandoned oil and gas wells shall be depicted on grading plans. Notes describing required well abandonment requirements shall be provided on grading plans. Any required oil or gas well setbacks shall be depicted on proposed building plans.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be incorporated into the final development plans for the Project, if applicable.</p>			
<p>PH-2. In accordance with the provisions of the Los Angeles County Building Code, section 308, subdivision (d), all buildings and enclosed structures that would be constructed within the Newhall Ranch Specific Plan, located within 25 feet of oil or gas wells, shall be provided with methane gas protection systems. 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 DOGGR rules and regulations.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: All known oil and gas wells shall be depicted building plans. Notes describing enclosed structure review requirements shall also be provided on building plans. The required review shall occur prior to the issuance of building permit. If necessary, proposed building plans shall depict proposed methane protection systems.</p>	
<p>PH-3. In accordance with the provisions of the Los Angeles County Building Code, section 308, subdivision (c), all building 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.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: Any buildings and/or structures located within 1,000 feet of the Chiquita Canyon Landfill shall be identified on proposed building plans. If necessary, building plans shall depict proposed landfill gas protection systems.</p>	
<p>PH-4. All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: All proposed school sites and transmission line rights-of-way shall be depicted on proposed tract maps.</p>	
<p>PH-5. All ongoing oil and natural gas operational sites adjacent or in proximity to residential, mixed use, commercial, business park, schools, and local and community parks shall be secured by fencing, and emergency access to these locations shall be provided in accordance with the California Code of Regulations, title 14, sections 1774 and 1778.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: Required fencing details and access routs shall be depicted on grading and building plans.</p>	
<p>PH-6. All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: SCGC easements shall be depicted on applicable tract maps. Grading and building plan notes shall specify SCGC development requirements.</p>	
<p>PH-7. All development of the Newhall Ranch Specific Plan site and the VCC and Entrada planning areas shall be in compliance the provisions of Los Angeles County Code, title 21, chapter 21.24, for secondary evacuation access.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: All required access routes are to be depicted on proposed tract maps.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>PH-8. To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities:</p> <ul style="list-style-type: none"> • The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill. In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks. 	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: The specified construction site requirements shall be included in all grading plan notes. The required Health and Safety Plan shall be prepared prior to the start of grading activities and shall be kept on file at applicable job sites.</p>	
<p>PH-9. The applicant shall prepare and implement a Spill Prevention Plan prior to all construction-related activities. The Spill Prevention Plan shall contain specific details on reporting requirements, cleanup processes, appropriate use and storage of hazardous materials (such as the use of proper container types and storage requirements), and waste containment and disposal. The plan shall include specific measures and performance standards to ensure that appropriate measures are taken to adequately mitigate any releases. The plan will require approval from the Los Angeles County Fire Department Health Hazardous Materials Division prior to the start of any Project-related construction.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: The required Spill Prevention Plan shall be prepared and approved prior to the start of grading activities and shall be kept on file at applicable job sites.</p>	
<p>PH-10. Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: The required Chemical Inventory, and if required a Hazardous Materials Business Plan, shall be prepared and approved prior to the start of grading activities and shall be kept on file at applicable job sites.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>PH-11. In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, debris, or other features or materials that could present a threat to human health or the environment are discovered during construction, construction activities shall cease immediately until the affected area is evaluated by a qualified professional. A remediation plan shall be developed in consultation with the appropriate regulatory authorities and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan. The remediation action plan shall include the following:</p> <ul style="list-style-type: none"> • Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater; • A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and • Removal of oil development equipment and debris. 	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: Notes shall be included on all grading and building plans indicating the requirements of this mitigation measure, including on-site actions to be taken and the requirement to prepare a remediation plan if specified hazardous materials, contamination, debris, etc. be encountered during construction activities.</p>	
<p>PH-12. A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (<i>i.e.</i>, excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy shall</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: A Soil Management Plan shall be prepared prior to the issuance of a grading permit. Notes shall be included on all grading plans indicating the requirements of this mitigation measure, including monitoring requirements and actions to be taken if impacted soil is encountered during construction activities.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan will outline guidelines for the following:</p> <ul style="list-style-type: none"> • Identifying impacted soil; • Assessing impacted soil; • Soil excavation; • Impacted soil storage; • Verification sampling; and • Impacted soil characterization and disposal. <p>In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils.</p>	<p>LA County Dept. of Public Works and/or Dept. of Regional Planning</p>	<p>Measure Implementation: A Soil Management Plan shall be prepared prior to the issuance of a grading permit. Notes shall be included on all grading plans indicating the requirements of this mitigation measure, including monitoring requirements and actions to be taken if impacted soil is encountered during construction activities.</p>	
<p>PH-13. All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over, or within the vicinity of, the high-pressure gas mains.</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Project developer to demonstrate compliance with notification requirements prior to building occupancy.</p>	
<p>PH-14. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, a Wildfire Fuel Modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance. The Wildfire Fuel Modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Provide an approved Wildfire Fuel Modification plan prior to the recordation of an applicable tract map.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
4.18 Public Services			
<p>PS-1. 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 applicant or designee shall pay the Los Angeles County Law Enforcement Facilities Mitigation Fee for north Los Angeles County.</p>	<p>LA County Dept. of Regional Planning LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Payment of required fees prior to the issuance of a building permit.. Measure Implementation: Payment of required fees prior to the issuance of a building permit..</p>	
4.19 Socioeconomics and Environmental Justice			
<p>The RMDP/SCP EIS/EIR did not identify any significant socioeconomic or environmental justice impacts. Therefore, no mitigation measures or monitoring requirements are necessary.</p>	NA	NA	NA
4.20 Solid Waste Services			
<p>SWS-1. Prior to the issuance of grading permits, the project applicant shall prepare a Waste Management Plan pursuant to Los Angeles County Code, title 20, chapter 20.87, Construction and Demolition Debris Recycling. The Waste Management Plan shall include provisions for the recycling of a minimum of 50 percent of the construction and demolition debris, and the submittal of corresponding reports to the Los Angeles County Environmental Programs Division.</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: Submit required Waste Management Plan prior to the issuance of applicable grading permits.</p>	
8.0 Global Climate Change			
<p>GCC-1. All residential buildings on the Project applicant's land holdings that are facilitated 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 fifteen percent (15%) better than the standards presently required by <u>the 2008 version of Title 24, (2005) applicable at the time the building permit applications are filed.</u> Notwithstanding this measure, all residential 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 residential 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.</p>	LA County Dept. of Regional Planning	<p>Measure Implementation: Comply with specified requirements prior to issuance of building permits.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>GCC-2. All commercial and public buildings on the Proposed applicant's land holdings that are facilitated 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 or equivalent to ensure that all commercial and public buildings operate at levels fifteen percent (15%) better than the standards presently required by <u>the 2008 version of Title 24, (2005) applicable at the time the building permit applications are filed.</u> 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.</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Comply with specified requirements prior to issuance of building permits.</p>	
<p>GCC-3. The Project applicant or designee shall produce <u>or cause to be produced or purchase</u> renewable electricity, <u>or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market,</u> equivalent to the installation of one 2.0 kilowatt photovoltaic (i.e., solar) power system <u>no smaller than 2.0 kilowatts,</u> when undertaking the design and construction of each single-family detached residential unit <u>on the Project site, on its land holdings that is facilitated by approval of the proposed Project;</u> or, at the applicant's option, prior to commencing construction of any new phase of any individual subdivision, the applicant shall secure offsets or credits for carbon dioxide equivalents from either the Climate Action Reserve of the California Climate Action Registry, the Chicago Climate Exchange, or similar reserve/exchange; or, alternatively, at the applicant's option, the applicant may pay to the South Coast Air Quality Management District (District) the equivalent amount of funds that would be due to buy credits from the Climate Action Reserve, Chicago Climate Exchange, or similar reserve/exchange for greenhouse gas emission mitigation purposes. In any case, installation of individual photovoltaic systems shall be considered when undertaking the design and construction of residential buildings on the Project site.</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Demonstrate compliance with specified requirements prior to issuance of building permits.</p>	
<p>GCC-4. The Project applicant or designee shall produce <u>or cause to be produced or purchase</u> renewable electricity, <u>or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market,</u> equivalent to the installation of one 2.0 kilowatt photovoltaic system <u>no smaller than 2.0 kilowatts,</u> on each 1,600 square</p>	<p>LA County Dept. of Regional Planning</p>	<p>Measure Implementation: Demonstrate compliance with specified requirements prior to issuance of building permits.</p>	

Mitigation Measure	Monitoring Agency	Mitigation Measure Monitoring Requirements	Approval/Acceptance Dates
<p>feet of nonresidential roof area provided on the Project site. ; or, at the applicant's option, prior to commencing construction of any new phase of any individual subdivision, the applicant shall secure offsets or credits for carbon dioxide equivalents from either the Climate Action Reserve of the California Climate Action Registry, the Chicago Climate Exchange, or similar reserve/exchange; or, alternatively, at the applicant's option, the applicant may pay to the South Coast Air Quality Management District (District) the equivalent amount of funds that would be due to buy credits from the Climate Action Reserve, Chicago Climate Exchange, or similar reserve/exchange for greenhouse gas emission mitigation purposes. In any case, installation of individual photovoltaic systems shall be considered when undertaking the design and construction of nonresidential buildings on the Project site.</p>			
<p>GCC-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 an application for a tentative subdivision map has been deemed complete on or after January 1, 2011. The seller shall disclose the total installed cost of the solar energy system option, and the estimated cost savings.</p>	LA County Dept. of Regional Planning	Measure Implementation: Demonstrate methods to be implemented to comply with specified requirements prior to issuance of building permits.	
<p>GCC-6. The Project applicant or designee shall use solar water heating for each of the pools located at the recreation centers that would be facilitated by approval of the proposed Project (<i>i.e.</i>, the pools that would be located at the forty recreation centers within the Specific Plan area, and the two recreation centers within the Entrada planning area).</p>	LA County Dept. of Regional Planning	Measure Implementation: Demonstrate compliance with specified requirements prior to issuance of building permits.	
<p>GCC-7. The Project applicant or designee, in accordance with Los Angeles County requirements, will design and construct all municipal facilities (<i>i.e.</i>, fire stations) facilitated by approval of the proposed Project so as to achieve LEED silver certification.</p>	LA County Dept. of Regional Planning	Measure Implementation: Demonstrate methods to be implemented to comply with specified requirements prior to issuance of building permits.	