

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2016-002179 / PERMIT NO. RPPL2016004402 / CUP NO. 2016004409 / ENV NO. 20160044100

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>The loss of slender mariposa lily individuals from developed areas of the Project site shall be mitigated by the salvage and transplantation of bulbs to appropriate habitat areas in undeveloped portions of the Project site, prior to the issuance of a grading permit. A pre-construction survey during the peak flowering period for the slender mariposa lily and Plummer's mariposa lily (March to June) shall be conducted by a qualified biologist in the spring prior to construction. The location of each plant observed within the impact area shall be clearly delineated with brightly colored flagging as well as GPS coordinates recorded. Plants within the proposed development footprint and likely to be impacted shall be mitigated by bulb collection (during summer, after fruit maturation) and subsequent out-planting and propagation. A portion of the bulbs (no greater than 50%) shall then be placed into a suitable mitigation site in the undeveloped portion of the Project site or at an approved off-site location. A qualified biologist shall be selected by the Project Applicant to prepare and implement the mitigation plan. The detailed mariposa lily mitigation and monitoring plan shall include, at a minimum, the following requirements, and be approved by the County of Los Angeles prior to issuance of a grading permit:</p> <ol style="list-style-type: none"> 1) The seeds shall be collected from existing plants and cultivated in nursery until they are ready for transplant into mitigation area at the appropriate time of year or stored for direct seeding in the approved mitigation areas. 2) The salvaged bulbs can be immediately transplanted at appropriate time of year to appropriate receptor sites within the Project Area that support suitable habitat matching the habitat characteristics from which the bulbs were collected. 3) Mitigation areas used for bulb transplanting and seed sowing shall be as dedicated open space, with the location of the mitigation areas to be selected based upon the habitat quality and suitability. The qualified biologist will undertake pre-ground disturbance flowering season surveys to determine these suitable mitigation areas of comparable soils, slope exposure and vegetation cover. 4) Mitigation shall be at a minimum of a 1:1 mitigation-to-impact ratio for the impacted CRPR 4 species and at 2:1 mitigation-to-impact ratio for the impacted CRPR 1 (or 2) species ratio per individual plant, i.e., two replacement plants provided for every plant that is taken. Specifically, this entails planting a sufficient number of excess plants to provide a reasonable expectation that observable (i.e., flowering) individuals can be quantified to demonstrate the required mitigation target. This is estimated to be an excess planting of at least 10 times the number of plants required to demonstrate mitigation success. 5) monitoring of the mitigation areas shall be conducted for five years or until performance standards are achieved, whichever is longer. Monitoring shall be conducted quarterly through the first year and annually thereafter for a total period of at least five years. Monitoring shall address issues of plant establishment and vigor, herbivory, and competition by non-native weedy plants. 	Pre-Construction Survey (March to June)	Prior to issuance of a Grading Permit	Subdivider and Successor, and Permittee	Department of Regional Planning

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		6) performance standards shall be described to measure mitigation success by the end of the five-year monitoring program, and contingency measures shall be incorporated to be pursued in the event that performance standards prove to be untenable.				
4.2	Biological Resources	<p>Prior to ground disturbance or grading activities, the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, and coastal whiptail. The Plan shall include the timing and location of the surveys (based upon accepted protocols) that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the more appropriate habitats within the dedicated open space that are most appropriate for each species; 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 prepared by a qualified biologist and submitted to the County for its review and approval 60 days prior to any scheduled ground disturbing activities within potentially occupied habitat.</p> <p>Thirty days prior to construction activities, qualified biologists shall conduct surveys to capture and relocate individual rosy boa, coast horned lizard, California legless lizard, and coastal whiptail per the County-approved relocation plan in order to avoid or minimize take of these special status species. The plan shall require a minimum of three (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February), the surveys shall be conducted prior to this period 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. During the construction period, clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day. Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p>	Submit a Relocation Plan for Coast Horned Lizard, Silvery Legless Lizard, and Coastal Whiptail	Prior to Grading or Ground Disturbance	Subdivider and Successor, and Permittee	Department of Regional Planning

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4.3	Biological Resources	<p>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 within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species is most likely to be detected (e.g., during a normal or greater rain year while rain pools are present and temperatures are suitable for spadefoot activity). If western spadefoot is identified on the Project site, western spadefoot habitat shall be created within suitable natural sites on the Project site outside the proposed development envelope under the direct supervision of the qualified biologist. 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 CDFW. The location shall be in suitable habitat, including suitable type and extent of upland habitat, and as far away as feasible from any of the developed portions of the project. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains. The biologist shall conduct pre construction surveys in all appropriate vegetation communities within the development envelope. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected, temporarily held in suitable artificial pools until mitigation habitat is created, and ultimately released in the identified/created relocation ponds described above. Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p>	<p>Retain a Qualified Biologist to Conduct Pre-Construction Surveys for Western Spadefoot within all Portions of the Project Site Containing Suitable Breeding Habitat. Provide the contract for services.</p>	<p>Prior to Issuance of a Grading Permit</p>	<p>Subdivider and Successor, and Permittee</p>	<p>Department of Regional Planning</p>
4.4	Biological Resources	<p>Thirty days prior to construction activities, 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. 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 offspring-rearing season (February 15 through July 1). Any areas temporarily avoided of construction or ground-disturbing activities shall maintain a vegetated corridor, a minimum of 20 feet in width, to suitable undisturbed habitat as an escape route for individual animals. Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p>	<p>Conduct a Survey within the Proposed Construction Disturbance Zone. Provide results of the surveys and relocation efforts.</p>	<p>30 Days Prior to Construction Activities</p>	<p>Subdivider and Successor, and Permittee</p>	<p>Department of Regional Planning</p>

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4.5	Biological Resources	Thirty days prior to construction activities, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego desert woodrat. If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone, a construction fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist. Clearing and construction within the fenced area shall be postponed or halted until young have left the nest. The biologist shall be present during those periods when disturbance activities will occur near active nest areas to avoid inadvertent impacts to these nests. Results of the surveys and relocation efforts shall be provided to the County. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	Conduct a Survey within the Proposed Construction Disturbance Zone. Provide results of the surveys and relocation efforts.	30 Days Prior to Construction Activities	Subdivider and Successor, and Permittee	Department of Regional Planning
4.6	Biological Resources	Where San Diego desert woodrat nest avoidance is not possible, the project biologist shall clear vegetation from immediately surrounding active nests followed by a night without further disturbance to allow woodrats to vacate the nest. Preference will be given to non-breeding-season destruction of the nests (May through October) and relocation of adults shall target undeveloped areas of the project, including salvage of nest-building material—rocks, sticks, etc. Each occupied nest shall subsequently be gently disturbed by a qualified wildlife biologist in possession of a scientific collecting permit to entice any remaining woodrats to leave the nest and seek refuge outside the Project construction area. The stick nests shall be carefully removed from the Project construction area and be placed near a suitable vegetation or rocky substrate similar to original nest location. The project biologist shall document all woodrat nests moved and provide a written report to the County.	Conduct a Survey within the Proposed Construction Disturbance Zone. Provide a written report of all documented woodrat nests.	Prior to construction activities.	Subdivider and Successor, and Permittee	Department of Regional Planning
4.7	Biological Resources	Project disturbance impacting bat maternity or hibernation roosts shall be scheduled to avoid sensitive periods (April 1 to September 15 for maternity roosts and December 1 to March 31 for hibernation roosts). Where potential roost sites must be removed, a qualified biologist shall conduct a pre-construction survey to identify those structures and habitats proposed for disturbance that could provide bat hibernacula, nursery colony roosting habitat for bats or subterranean burrows for wildlife. Each structure or suitable habitat area identified as potentially supporting an active bat roost or burrow shall be closely inspected by the biologist no greater than seven (7) days prior to disturbance to more precisely determine the presence or absence of roosting bats or non-game wildlife.	Conduct a Pre-Construction Survey. Provide survey results.	Prior to construction activities.	Subdivider and Successor, and Permittee	Department of Regional Planning

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		<p>To avoid the potential direct loss of special-status bat species from disturbance to rocky cliff crevices that may provide maternity roosts habitat, the following steps shall be taken:</p> <p>1) To the extent feasible, disturbance to suitable bat roosting habitat shall be scheduled from September 16 – November 30, outside of the maternity roosting and hibernation seasons. The most suitable bat roosting habitats on the Project site are the rocky outcrops at the southern boundary (approximately 800 feet distant from the proposed construction area) and within oak and walnut trees. A bat specialist shall conduct a pre-construction survey of the development footprint and surrounding 200 feet for possible bat roosting habitat within these areas. If the bat specialist determines that no roosting bats are present within the survey area, no further action shall be necessary in regard to roosting bat species (both special-status and non-special-status, non-game species).</p> <p>2) If maternity or hibernation roosts are found, a 200-foot buffer around maternity roosts within or adjacent to the development footprint shall be left in place until the end of the maternity or hibernation season, whereupon a qualified bat specialist must determine that the bats are no longer hibernating or that young have become volant before the buffer may be removed.</p> <p>3) If bat roosts are to be impacted by project construction, the project applicant will provide replacement roosts within similar habitat, with an entrance gap no greater than 3.8 centimeters and interior surface comparable to that of the original roost. The replacement roost should be swabbed with bat guano and urine collected from the original roost.</p> <p>4) The bat specialist shall document all survey results and prepare a summary report to the County. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.</p>				
4.8	Biological Resources	<p>Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the DRP. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits or memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to the County and CDFW upon request.</p>	<p>Retain a Qualified Biologist to ensure surveys are carried out and daily monitoring reports are prepared. Provide the contract for services.</p>	<p>Prior to Issuance of a Grading Permit</p>	<p>Subdivider and Successor, and Permittee</p>	<p>Department of Regional Planning</p>

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		During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with the County and CDFW. If ongoing biological monitoring of construction activities reveals the presence of any special-status reptiles within an active work area, then work shall be temporarily halted until the animals can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status species during construction activities. Any special-status species occurring within the work area shall be collected and relocated to suitable areas outside of the designated work zones.				
4.9	Biological Resources	<p>Impacts to sensitive plant communities (i.e., Thick-leaved Yerba Santa Scrub) shall be mitigated through a combination of enhancement or restoration of remaining on-site Thick-leaved Yerba Santa Scrub at a ratio of 1:1 and off-site mitigation at a ratio of 2:1. The 2:1 ratio may be reduced if the mitigation site can be demonstrated to be of higher conservation value due to such factors including, but not limited to, an absence of invasive species and/or whether the stand is intact; close proximity to resources such as oak woodlands, riparian areas, or large conserved open space; or location within an SEA. A habitat mitigation and monitoring plan shall be prepared by a qualified biologist and approved by the County Biologist prior to the issuance of a grading permit. The plan shall focus on the removal of non-native elements within disturbed habitat areas of the project site. In addition, the plan shall provide details as to the implementation of the plan, maintenance, and future monitoring including the following components:</p> <ol style="list-style-type: none"> 1) description of existing sensitive habitat on the Project site; 2) summary of permanent impacts to the sensitive community based on approved Project design; 3) proposed mitigation location areas, with description of existing conditions prior to mitigation implementation; 4) detailed description of restoration or enhancement goals; 5) description of implementation schedule, site preparation, erosion control measures, planting plans, and plant materials; 6) provisions for mitigation site maintenance and control on non-native invasive plants; and 7) monitoring plan, including performance standards, adaptive management measures, and monitoring reporting to the County of Los Angeles 	Submittal a habitat mitigation and monitoring plan.	Prior to issuance of a grading permit.	Subdivider and Successor, and Permittee	Department of Regional Planning

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4.10	Biological Resources	<p>Prior to the issuance of any grading permit for permanent or temporary impacts in the areas designated as jurisdictional features, the Permittee shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW, where the project warrants. The following would be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <p>1) 1. On- or off-site restoration or enhancement of USACE/RWQCB jurisdictional "waters of the U.S.,"/"waters of the State" and wetlands at a ratio no less than 2:1 for permanent impacts, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program within Los Angeles County or within the same watershed acceptable to the County, where the location has comparable ecological parameters such as habitat types, species mix and elevational range;</p> <p>2) 2. On- or off-site restoration or enhancement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program within Los Angeles County or within the same watershed acceptable to the County, where the location has comparable ecological parameters such as habitat types, species mix and elevational range</p>	<p>Obtain a CWA Section 404 Permit, a CWA Section 401 permit, and Streambed Alteration Agreement Permit. Provide proof of permits.</p>	<p>Prior to Issuance of a Grading Permit</p>	<p>Subdivider and Successor, and Permittee</p>	<p>US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife</p>
4.11	Biological Resources	<p>Prior to the issuance of any grading permits, the Project applicant shall demonstrate to the satisfaction of the County of Los Angeles that either of the following have been or will be accomplished:</p> <p>1) Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the greatest extent feasible, to avoid potential impacts to nesting birds;</p>	<p>Provide pre-construction nesting bird surveys.</p>	<p>Prior to the issuance of grading permits.</p>	<p>Subdivider and Successor, and Permittee</p>	<p>Department of Regional Planning</p>

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		<p>2) If activities associated with construction or grading are planned during the bird nesting/breeding season, generally starting in mid-January for early nesting birds (e.g., hawks or hummingbirds) and from mid-February for most bird species, the applicant shall have a qualified biologist conduct surveys for any and all active nests. Pre-construction nesting bird surveys should be conducted weekly, within 30 days prior to initiation of ground-disturbing activities to determine the presence of active nests. The surveys should continue on a weekly basis with the last survey being conducted no more than three days before the start of clearance/construction work. Surveys should include examination of trees, shrubs, and the ground, within grasslands, for nesting birds, as several bird species known to the area are shrub or ground nesters, including mourning doves. If ground-disturbing activities are delayed, additional pre-construction surveys are recommended so that no more than three days will have elapsed between the survey and ground-disturbing activities. It is recommended that, if active nests are located during pre-construction surveys, clearing and construction activities within 300 feet of the nest (500 feet for raptors) be postponed or halted 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. Limits of construction to avoid an active nest should be established in the field with flagging, fencing, or other appropriate barriers and construction personnel should be instructed on the sensitivity of nest areas. The biologist should serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. It is recommended that the results of the survey, and any avoidance measures taken, be submitted to the County within 30 days of completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p>				
4.12	Biological Resources	<p>The Project applicant shall mitigate, through a two-to-one replacement-to-removal ratio, the removal of one scrub oak tree. Because the proposed impacted scrub oak tree is considered a hybrid, replacement trees shall be either grown from acorns (seed) harvested from the proposed impacted individual, assuming acorns are fertile, or one replacement tree each of the presumed parent species, if acorns are found to be sterile. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The Project applicant shall coordinate with the County Forester and Department of Regional Planning (DRP), prior to removing the oak tree, on the acceptable location for the replacement planting location. The location of mitigation tree planting shall not conflict with any other preservation or mitigation efforts and the location shall be approved by DRP and the Forester prior to the issuance of a grading permit. The Project applicant shall comply with the conditions of the approved OTP RPPL2017009209.</p>	Provide an oak tree mitigation plan.	Prior to oak tree removal.	Subdivider and Successor, and Permittee	Department of Regional Planning & Fire Department's Forestry Division

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5.1	Cultural Resources	In the event that archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The Permittee shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. The Permittee, in consultation with the archaeologist, shall designate repositories in the event that archaeological material is recovered.	Provide a treatment plan in the event resources are unearthed.	During ground disturbing activities.	Subdivider and Successor, and Permittee	Department of Regional Planning
5.2	Cultural Resources	The qualified archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the Los Angeles County Department of Regional Planning, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.	Prepare a final monitoring report.	Following grading activities; but, prior to building permit issuance.	Subdivider and Successor, and Permittee	Department of Regional Planning
5.3	Cultural Resources	Prior to issuance of grading permits, a qualified Paleontologist shall be retained to develop and implement a paleontological monitoring program (PMP) approved by the County for construction excavations that would encounter older Quaternary alluvium or deposits associated with Pico Formation, Saugus Formation, or Towsley Formation. The Paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present for all initial earth moving activity of native soils and at any other times as required by the Paleontologist during construction excavations into older Quaternary alluvium, or deposits associated with Pico Formation, Saugus Formation, or Towsley Formation. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. It is the Applicant's responsibility to provide the Paleontologist with a daily and/or weekly grading schedule.	Retain the services of qualified Paleontologist. Provide a contract for services.	Prior to issuance of a Grading Permit.	Subdivider and Successor, and Permittee	Department of Regional Planning

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5.4	Cultural Resources	If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. A buffer area of at least 30 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area as long as such work can be appropriately monitored. A communication plan (part of the project PMP) will then be followed to inform the County, the Lead Agency, and any additional individuals outlined in the PMP. Any fossil discovery determined to be significant will be recovered following developed scientific excavation practices. All excavation and data recovery efforts will be agreed upon in writing prior to commencement of the activity between all primary parties outlined in the PMP. At the Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. All costs related to the salvage of significant fossil finds shall be assumed by the Applicant.	Submit a PMP in the event a fossil is discovered.	During Construction Activities	Subdivider and Successor, and Permittee	Department of Regional Planning
5.5	Cultural Resources	The paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected from the wet and dry screen sampling and their significance, and include all daily monitoring logs. The report shall be submitted by the Permittee to the County to signify the satisfactory completion of the Project and required mitigation measures. Any cost associated with processing, analyzing, and describing recovered fossils during monitoring, as well as the cost of the compliance report, will also be assumed by the Permittee.	Submit a report summarizing the results of the monitoring and salvaging efforts.	During Construction Activities	Subdivider and Successor, and Permittee	Department of Regional Planning
9.1	Hazards and Hazardous Materials	Prior to Final Map recordation, a Preliminary Water System Design Report or equivalent from the Valencia Water Company describing the water supply system, pump system, and fire flow shall be submitted and approved by the LACFD. The Preliminary Water System Design Report shall list the design features that would ensure the required fire flow during a major wildfire incident. The Permittee shall be responsible for funding any necessary water infrastructure upgrades and/or improvements to meet fire flow requirements.	Submit a Preliminary Water System Design Report.	Prior to Final Map Recordation	Subdivider and Successor, and Permittee	Fire Department

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13.1	Noise	The Project applicant to notify adjacent Magnolia Lane and Autumn Place homeowners of the time and dates that construction activities would occur at the Project site. This notification shall be posted onsite on construction fencing adjacent to Magnolia Lane and Autumn Place, as well as a printed information page provided to the residences on the project boundary a minimum of three days in advance of construction activities occurring along the western property boundary. The subdivider, successor, or permittee shall provide pictures of the onsite posting to the Department of Regional Planning (DRP) and delivery of the printed information page to the residences on the property boundary will be through certified mail with proof of delivery submitted to DRP.	Provide proof of notification and onsite posting.	Prior to issuance of a grading permit.	Subdivider and Successor, and Permittee	Department of Public Health
13.2	Noise	Grading and construction equipment with the least output available shall be required for lots nearest the Southern Oaks community, and grading and construction equipment used on these lots shall have enhanced mufflers for noise reduction. Construction equipment use in this area shall be documented in a daily log and be provided to the County upon request.	Maintain a daily log of grading and construction equipment used. Provide the log to the County upon request.	During Construction Activities	Subdivider and Successor, and Permittee	Department of Public Health
13.3	Noise	Grading and construction on lots nearest the Southern Oaks community shall only occur from 8:00 AM to 5:00 PM, Monday through Friday, except not on legal holidays. Grading activities shall be documented in a daily log kept onsite and be supplied to the County upon request.	Maintain a daily log of grading and construction activities. Provide the log to the County upon request.	During Construction Activities	Subdivider and Successor, and Permittee	Department of Public Health
15.1	Public Services	During construction, on-going communication shall be maintained with school administration at the Pico Canyon Elementary School, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to the school may be impacted in order to ensure school traffic and pedestrian safety. The subdivider, successor in interest, or permittee shall provide quarterly compliance certification reports to the Los Angeles County Department of Regional Planning (DRP).	Provide sufficient notice to the Pico Canyon Elementary School, students, and parent/guardian prior to impacting pedestrian and vehicle routes.	During Construction Activities	Subdivider and Successor, and Permittee	Department of Regional Planning
15.2	Public Services	In order to ensure school traffic and pedestrian safety during construction, construction vehicles hauling grading materials shall not pass the Pico Canyon Elementary School except when school is not in session. If that is infeasible, construction vehicles shall not haul during school arrival or dismissal times. The subdivider, successor in interest, or permittee shall document construction vehicles routes and maintain a daily grading log on-site.	Maintain a daily log and document the routes traveled by construction vehicles on a daily basis. Provide the log to the County upon request.	During Construction Activities	Subdivider and Successor, and Permittee	Department of Regional Planning
15.3	Public Services	During construction, crossing guards shall be provided by the Permittee in consultation with the Pico Canyon Elementary School, as appropriate, when safety of students may be compromised by construction-related activities at impacted school crossings in order to ensure school pedestrian safety. The subdivider, successor in interest, or permittee shall provide quarterly compliance certification reports to the Department of Regional Planning.	Submit quarterly compliance reports.	During Construction Activities.	Subdivider and Successor, and Permittee	Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2016-002179 / PERMIT NO. RPPL2016004402 / CUP NO. 2016004409 / ENV NO. 20160044100

17.1	Tribal Cultural Resources	<p>A native archeological representative procured by the Fernandefio Tataviam Band of Mission Indians (Tribe) shall be present to monitor all clearing and grubbing operations and grading cuts within areas of 25% slope or less. Prior to the issuance of a grading permit, the applicant shall enter in a Cultural Resources Agreement with the Tribe for Native American Archaeological Monitoring services and provide evidence to the Department of Regional Planning that a qualified Native American Monitor by the Tribe has been retained. The Tribe's Tribal Historic and Cultural Preservation Department (THCP) department shall be given a notice, 5-business days prior to commencing work, to assign the appropriate Native American Monitor to the project. The Native American Monitor shall photo-document ground disturbing activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the aforementioned earthwork activity.</p> <p>In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and the Native American Monitor shall evaluate and record all tribal cultural resources. If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered.</p>	<p>Provide a copy of the Cultural Resources Agreement prior to issuance of a grading permit.</p> <p>Provide the monitoring log and photo documentation + photo key prior following grading activities and prior to issuance of a building permit.</p>	Prior to issuance of a grading permit.	Subdivider and Successor, and Permittee	Department of Regional Planning
17.2	Tribal Cultural Resources	<p>In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site and document and report findings as described in MM TCR 1.</p>	<p>Submit a final archaeological report in the event archaeological resources are encountered.</p>	Following grading activities; but, prior to building permit issuance.	Subdivider and Successor, and Permittee	Department of Regional Planning
20.1	Mitigation Compliance	<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	<p>Submittal and Approval of Compliance Report and Replenishing Mitigation Monitoring Account</p>	Annually and As Required Until All Measures have been Implemented	Subdivider and Successor, and Permittee	Department of Regional Planning