

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-03698-(3)/ PERMIT NO. 201400019 / ENV NO. 201400298**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Regulatory Compliance Measures						
3.1	Air Quality	Fugitive Dust Control. To reduce the project impact on air quality, and associated public health risks, the applicant shall comply with applicable South Coast Air Quality Management District regulations for fugitive dust control as required in Rule 403, including the application of Best Available Control Measures for watering and stabilizing soils during grading and excavation activities.	Compliance with applicable SCAQMD regulations as required in Rule 403.	During grading and excavation activities.	Applicant and subsequent owner(s)	DRP
13.1	Noise	Noise Control Ordinance. To reduce noise impacts, the project applicant shall abide by applicable requirements contained in the Noise Control Ordinance for the County of Los Angeles, Title 12, Section 12.08 during construction and operations.	Compliance with applicable Noise Control Ordinance requirements.	During construction and operations.	Applicant and subsequent owner(s)	DRP
Mitigation Measures						
4.1	Biological Resources	Best Management Practices. Prior to ground disturbing activities, appropriate construction Best Management Practices (BMPs) shall be developed in accordance with those measures identified by the County. BMPs shall mean any activities, prohibitions, practices, procedures, programs, or other measures designed to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States. The following measures shall be implemented during the construction phase to avoid impacts to native habitats and ephemeral drainages adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna associated with these habitats. 1. The applicant shall demarcate the project limits of disturbance with exclusionary fencing to prevent encroachment of project activities into adjacent native habitats and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging and signed as a sensitive area. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of project construction. A biologist should locate and remove any wildlife within the work site immediately after it has been fenced and one (1) day before construction activity begins. 2. If construction lighting is required, then lighting shall be pointed away from native habitats, directed toward the ground, and shielded. 3. All food-related trash shall be disposed of in closed animal-proof	Develop BMPs in accordance with the County.	Prior to ground disturbing activities.	Applicant and subsequent owner(s)	DRP

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		<p>4.All trenches shall be filled within the same day, or escape ramps will be constructed if trenches are to be left open overnight.</p> <p>5.All project related equipment and vehicles shall be cleaned and decontaminated of weeds and soils prior to entering the project site to reduce the potential for the spread and introduction of invasive and noxious weeds.</p> <p>6.Contractors shall supply drip pans and place drip pans under all parked construction equipment on the project site.</p> <p>7.Potentially jurisdictional and other waterways shall be demarcated for avoidance during all construction and fuel modification activities. No impacts to the bed and bank or associated riparian vegetation shall occur. Non-natives in waterways of the project parcel and adjacent areas west of Dry Canyon-Cold Creek Road will be replaced by native plantings according to the Landscape Plan sheet L-2.1B.</p> <p>8.Demarcation of the birchleaf mountain mahogany chaparral included in the fuel modification area shall remain in place during fuel modification activities and only trained landscape crews shall be allowed to enter this area.</p> <p>9.Construction personnel shall be informed of these demarcations and the sensitive nature of the protected areas. These demarcations</p>				
4.2	Biological Resources	<p>Biological Monitoring. A biological monitor shall be retained during construction to periodically inspect construction BMPs and ensure compliance with Conditions of Approval, including but not limited to the equipment washing, drip pans, and ensure that impacts to special-status species do not occur and disturbance boundaries are</p>	Retain a biological monitor and periodically inspect construction BMPs/COA.	Periodic inspection during construction activities.	Applicant and subsequent owner(s)	DRP
4.3	Biological Resources	<p>Special-Status Plant Species Survey. No more than 7 days prior to initial fuel modification in the 200-foot FMZ, a botanical survey shall be completed to determine the presence/ absence of special-status plants in the proposed disturbance area. If special-status plants are identified, they shall be flagged for avoidance during fuel modification operations. The two patches of cattails (Typha sp.) identified in the Aquatic Resources Delineation Report in swale USW-HLM-02 shall be flagged for avoidance as well. No disturbance and no vehicles shall be permitted within 50 feet of any special-status plant detected during fuel modification. The buffer shall be demarcated with high-visibility flagging, pin flags, or fencing. The width and shape of the buffer may be adjusted, if determined appropriate by a qualified botanist, based on the life history of the species detected, the type of treatment being implemented (such as hand treatment or mechanical treatment), the potential for introducing non-native species through treatment, or the suitability of</p>	Complete botanical survey to determine presence/absence of special status plants. If identified, plant shall be flagged.	Prior to initial fuel modification.	Applicant and subsequent owner(s)	DRP

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4.4	Biological Resources	<p>Removal of Non-Native Plant Species. To minimize impacts to native vegetation communities and potentially occurring special-status plant species, fuel modification activities in Fuel Modification Zones B and C shall focus on non-native species removal. Thinning or removal of native species shall be limited to the minimum amount necessary to achieve Los Angeles County Fire Department standards for FMZs. Non-native species targeted for initial removal shall be mapped and included on the project landscape plans. Non-native species within the boundaries of the potentially jurisdictional waterways present within the property shall not be excavated and shall be controlled using such methods as hand pulling and use of hand tools without disturbance to the bed and bank of the feature. The location of the potentially jurisdictional waterways shall be included on the project landscape plans. Follow-up fuel modification activities will follow the LA County Fire Department standards and will also focus on the removal and control of nonnative species. All debris and slash generated from nonnative plant species removal activities shall be disposed of off-site in a legally acceptable manner. No plant debris from fuel modification activities shall be allowed to</p>	Removal or thinning of non-native species within FMZ Zones B and C.	During fuel modification activities.	Applicant and subsequent owner(s)	DRP, LA County Fire Department
4.5	Biological Resources	<p>Revegetation of FMZ Zones B and C. Revegetation of FMZ Zones B and C. Revegetation of Zone C south beyond the "V" ditch shall follow the Landscape Plan sheet L-2.1B. Temporary irrigation may be needed until the container plants establish. The revegetation of the currently cleared portion of FMZ Zone C shall be designed to mimic natural vegetation present adjacent to the project site. Species selected for the revegetation area shall include locally indigenous native species included in the Recommended List of Native Plants for Landscaping on the Santa Monica Mountains (California Native Plant Society 2007). Revegetation goals shall include the establishment of self-sustaining native habitat consistent with the adjacent natural areas. Irrigation shall be allowed within the revegetation area, however, following establishment, the irrigation system shall be removed and the revegetation area shall be maintained as non-irrigated FMZ Zone C. In addition to the revegetation of FMZ Zone C, native species installation may be necessary in FMZ Zone B to achieve LA County Fire Department cover requirements for FMZ's. Per the Santa Monica Mountains LCP/ LIP Section 22.44.1240.C.8.b, with the exception of turf, plant species used in Zone B shall be restricted to locally indigenous species. Recommended native plant species to be included in the revegetation of FMZ Zones B and C are included in Table BIO-5-1,</p>	Revegetation of FMZs B and C shall follow regulations within the NTRPP.	During fuel modification activities.	Applicant and subsequent owner(s)	DRP

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		<p align="center"><u>Table BIO 5-1</u> Fuel Modification Zone B and C Native Plant Species</p> <table border="1"> <thead> <tr> <th colspan="2">Container Plants</th> </tr> <tr> <th>Common Name</th> <th>Scientific Name</th> </tr> </thead> <tbody> <tr> <td colspan="2">Trees</td> </tr> <tr> <td>California bay</td> <td><i>Umbellularia californica</i></td> </tr> <tr> <td>California sycamore</td> <td><i>Platanus racemosa</i></td> </tr> <tr> <td>coast live oak</td> <td><i>Quercus agrifolia</i></td> </tr> <tr> <td colspan="2">Shrubs</td> </tr> <tr> <td>birchleaf mountain mahogany</td> <td><i>Cercocarpus betuloides</i></td> </tr> <tr> <td>Toyon</td> <td><i>Heteromeles arbutifolia</i></td> </tr> <tr> <td>sugarbush</td> <td><i>Rhus ovata</i></td> </tr> <tr> <td>black sage</td> <td><i>Salvia mellifera</i></td> </tr> <tr> <td colspan="2">Herbs</td> </tr> <tr> <td>golden yarrow</td> <td><i>Eriophyllum confertiflorum</i></td> </tr> <tr> <td>scarlet bugler</td> <td><i>Penstemon centranthifolius</i></td> </tr> <tr> <td>wild canterbury bells</td> <td><i>Phacelia minor</i></td> </tr> <tr> <td>hummingbird sage</td> <td><i>Salvia spathacea</i></td> </tr> <tr> <td>purple nightshade</td> <td><i>Solanum xantii</i></td> </tr> <tr> <td colspan="2">Seed Mix</td> </tr> <tr> <td>elegant clarkia</td> <td><i>Clarkia unguiculata</i></td> </tr> <tr> <td>western wildrye</td> <td><i>Elymus glaucus</i></td> </tr> <tr> <td>succulent lupine</td> <td><i>Lupinus succulentus</i></td> </tr> <tr> <td>chaparral melic</td> <td><i>Melica imperfecta</i></td> </tr> <tr> <td>chia</td> <td><i>Salvia columbariae</i></td> </tr> </tbody> </table> <p>The primary goal of the revegetation shall be to achieve native cover percentages similar to natural vegetation in the project vicinity. Species cover data was collected during the October 2016 site visit via two continuous line transects in natural habitat south of the project site. The results of the transect data collected are provided below in Table BIO-5-2, Natural Habitat Transect Data Collection Results. The revegetation shall be determined to be successful once established and displaying cover consistent with the average coverage provided in Table BIO-5-2</p> <p align="center"><u>Table BIO-5-2</u> Natural Habitat Transect Data Collection Results</p> <table border="1"> <thead> <tr> <th>Cover Class</th> <th>Transect 1 Percent Cover</th> <th>Transect 2 Percent Cover</th> <th>Average Percent Cover</th> </tr> </thead> <tbody> <tr> <td>Native Shrub</td> <td>66.06%</td> <td>71.78%</td> <td>68.92%</td> </tr> <tr> <td>Native Herb</td> <td>3.72%</td> <td>0.32%</td> <td>2.02%</td> </tr> <tr> <td>Non-Native Herb</td> <td>0.56%</td> <td>0.20%</td> <td>0.38%</td> </tr> <tr> <td>Bare Ground</td> <td>0.20%</td> <td>27.70%</td> <td>13.95%</td> </tr> </tbody> </table>	Container Plants		Common Name	Scientific Name	Trees		California bay	<i>Umbellularia californica</i>	California sycamore	<i>Platanus racemosa</i>	coast live oak	<i>Quercus agrifolia</i>	Shrubs		birchleaf mountain mahogany	<i>Cercocarpus betuloides</i>	Toyon	<i>Heteromeles arbutifolia</i>	sugarbush	<i>Rhus ovata</i>	black sage	<i>Salvia mellifera</i>	Herbs		golden yarrow	<i>Eriophyllum confertiflorum</i>	scarlet bugler	<i>Penstemon centranthifolius</i>	wild canterbury bells	<i>Phacelia minor</i>	hummingbird sage	<i>Salvia spathacea</i>	purple nightshade	<i>Solanum xantii</i>	Seed Mix		elegant clarkia	<i>Clarkia unguiculata</i>	western wildrye	<i>Elymus glaucus</i>	succulent lupine	<i>Lupinus succulentus</i>	chaparral melic	<i>Melica imperfecta</i>	chia	<i>Salvia columbariae</i>	Cover Class	Transect 1 Percent Cover	Transect 2 Percent Cover	Average Percent Cover	Native Shrub	66.06%	71.78%	68.92%	Native Herb	3.72%	0.32%	2.02%	Non-Native Herb	0.56%	0.20%	0.38%	Bare Ground	0.20%	27.70%	13.95%				
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4.6	Biological Resources	<p>Pre-Construction Biological Survey. No more than 72 hours prior to the start of construction activities, a qualified biologist shall conduct a pre-construction biological survey for woodrat houses within the proposed development area including the proposed fuel modification zones. If woodrat houses are located within the development area, they should be dismantled and the sticks of each placed in a pile beyond the fuel modification zone. Woodrat houses in the fuel modification zone should simply be avoided and a surrounding buffer of 10-ft. of vegetation left if possible. If the 10-ft. buffer needs to be modified, then the woodrat house should be dismantled and sticks transferred as described.</p>	<p>Conduct a pre-construction biological survey for woodrat houses. If woodrat houses are found, then avoid or develop a 10.-ft buffer.</p>	<p>No more than seven days prior to construction activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP</p>
4.7	Biological Resources	<p>Pre-Construction Nesting Bird Survey. No more than 7 days prior to initial ground-disturbing activities associated with construction, grading, or fuel modification that would occur during the nesting/breeding season of native bird species potentially nesting on the site (December 1 through September 30 in the project region, or as determined by a qualified biologist), the applicant shall have a single pre-construction survey 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. If nesting birds are found to be present, surveys will continue on a weekly basis until those within the disturbance zone or buffer area are finished nesting.</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 written consultation with the California Department of Fish and Wildlife specialists with ornithological knowledge, 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 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.</p>	<p>Conduct a pre-construction nesting bird survey. If active nests are found, then postpone construction activities and consult with the CDFW.</p>	<p>No more than seven days prior to construction activities during nesting bird season (December 1 through August 31).</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP</p>

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4.8a	Biological Resources	<p>Pre-Construction Bat Survey and Tree Removal Procedure. If trees and/or structures must be removed during the maternity season (March 1 to September 30), a qualified bat specialist shall conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. Each tree and/or structure identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist no greater than 7 days prior to disturbance to more precisely determine the presence or absence of roosting bats. Trees and/or structures determined to be maternity roosts shall be left in place until the end of the maternity season.</p> <p>To the extent feasible, tree removal or relocation shall be scheduled between October 1 and November 30, in order to be outside bird nesting season and outside of the bat maternity roosting season (March 1 to September 30). CDFW should be consulted in all cases when bat roosts are to be removed or blocked. In the event of bat expulsion, bat habitat should be constructed appropriate to the species being expelled. Trees shall be removed in a manner that allows birds and bats to escape, pushed or pulled to the ground in 2-3 nudges, with a pause of approximately 30 seconds between each nudge to allow bats and birds to become active. The tree should then be pushed to the ground slowly and should remain in place for a period of 48 hours to allow any trapped animals to escape. Chain</p>	Conduct a pre-construction nesting bird survey. If active nests are found, then postpone construction activities and consult with the CDFW.	No more than seven days prior to construction activities during nesting bird season (December 1 through August 31).	Applicant and subsequent owner(s)	DRP
4.8b	Biological Resources	The project proponent shall provide the LA County Department of Regional Planning (DRP) and CA Department of Fish and Wildlife (CDFW) the results of protective measures to document compliance with applicable State and Federal laws pertaining to the protection of native birds and other native wildlife. Discussions of reduction of standard protection zones (300- and 500-ft for bird nests) between the biologist and CDFW shall be documented in written form and be part of the project biologist's report on the project.	Provide the DRP and CDFW the results of protective measures to document compliance with applicable State and Federal laws regarding native birds and wildlife.	Prior to ground disturbing activities.	Applicant and subsequent owner(s)	DRP, CDFW

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4.9	Biological Resources	<p>Restoration of Birchleaf Mountain Mahogany Chaparral Fuel modification impacts to birchleaf mountain mahogany chaparral shall be compensated through restoration of in-kind habitat at a 1:1 ratio. Restoration shall be accomplished according to the following procedures and performance criteria:</p> <p>A Mitigation and Monitoring Plan shall be developed by a qualified biologist, restoration ecologist, or resource specialist, and approved by the LACDRP prior to issuance of the grading permit for the project. In broad terms, the plan shall at a minimum include:</p> <ul style="list-style-type: none"> •Description of the project/impact and mitigation sites •Specific objectives •Success criteria •Plant palettes •Implementation plan •Maintenance activities •Monitoring plan •Contingency measures <p>The plant palettes shall include the dominant species birchleaf mountain mahogany as well as a diversity of appropriate native species that occur within this plant community at the site.</p> <p>Success criteria shall at a minimum be evaluated based on percent cover of planted native species, as well as control of invasive plant</p> <p>The performance standards for the Mitigation and Monitoring Plan shall be at a minimum the following:</p> <ul style="list-style-type: none"> •Within five years after introducing the native plants to the mitigation site, the acreage of restored birchleaf mountain mahogany chaparral shall be no less than the acreage lost to fuel modification activities. •Within five years after introducing the native plants to the mitigation site, the absolute cover of native species shall be no less than 80% within the restoration area. •Non-native species in the treated area shall be less than 15% relative cover by the end of the third year of treatment and less than 5% relative cover by the end of the fifth year of treatment; and, •Restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any 	Produce a restoration plan that meets County requirements.	Prior to ground disturbing activities.	Applicant and subsequent owner(s)	DRP

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		<p>The restoration project shall be initiated prior to development of the project and shall be implemented over a five-year period. The restoration project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the restoration plan, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the restoration project shall be submitted to LACDRP. Five years after Project start, a final report shall be submitted to the LACDRP, which shall at a minimum discuss the implementation, monitoring, and management of the restoration project over the five-year period and indicate whether the restoration project has been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the LACDRP.</p> <p>The above can be accomplished either by:</p> <ol style="list-style-type: none"> 1. Restoration of in-kind habitat on-site; 2. restoration of in-kind habitat off-site within the Santa Monica Mountains; 3. The payment of an in-lieu fee to an approved conservation organization to conduct the restoration according to the parameters of the mitigation, or; 4. Payment of an in-lieu fee to the "Habitat Impact Fund" of the SMM LIP Resource Conservation Program provided the program and fund are operating and have been determined by the County to sufficiently mitigate the impact. According to Section 22.44.1950 of the LIP "The proceeds of the "Habitat Impact Fund" shall be used by the County to purchase and permanently preserve properties that 				
4.10	Biological Resources	<p>Perimeter fencing of the project shall be modified near the southwest corner and along the south of the development area by installing wildlife-permeable fencing for animals such as deer or mountain lion to transit from Zone C of the west neighbor's property and into the birchleaf mahogany chaparral of Zone C on the project's property. Wildlife shall additionally be able to transit across open, landscaped parts of the project to use the drainage along the east side of the project property. Gaps shall also be created in fencing along the east drainage feature to accommodate this. A plan for wildlife-permeable fencing is shown in Appendix C on Landscape sheet L-1.3.</p>	<p>Provide wildlife-permeable perimeter fencing to transit from Zone C of the west neighbor's property and into the birchleaf mahogany chaparral of Zone C on the project property.</p>	<p>During construction activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP</p>

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4.11	Biological Resources	Native Tree Replacement Planting Program. Prior to the issuance of a grading permit, the County Department of Regional Planning shall receive and approve a Native Tree Replacement Planting Program that meets the requirements of the Santa Monica Mountains Local Coastal Program and Local Implementation Program (LCP and LIP) Section 22.44.1940.K.1. The project shall provide on-site native tree replacement, off-site native tree planting at a County approved location, or off-site native tree planting through a conservation organization to satisfy relevant mitigation ratios established in the Santa Monica Mountains LCP and LIP for native tree removal or encroachment associated with the project. Native tree impact and replacement requirements shall be included in the project design plans, once finalized. Additional mitigation trees shall be provided offsite in the Malibu Creek Watershed on conserved land managed by an agency with previous experience managing natural lands for conservation purposes. Recommended native replacement tree species and locations are included in the landscape plans prepared by Gaudet Design Group dated September 7, 2021, and the Conceptual Native Tree Replacement Plan prepared by the TreePeople Land Trust ("TPLT") dated	Follow all requirements of the County-reviewed Native Tree Replacement Planning Program regarding tree removals and mitigation requirements.	Prior to the issuance of a grading permit.	Applicant and subsequent owner(s)	DRP
4.12	Biological Resources	Native Tree Encroachment Protection and Monitoring. Prior to grading disturbance or tree removals, native trees on or immediately adjacent to the project site development area to be encroached and/or preserved shall be protected in compliance with the LUP native tree protection policy CO-100 as described in the 24600 Thousand Peaks Road Calabasas, California R2014-03698 Mitigation And Encroached Tree Plan & Annual Report (September 2021). Native tree protections include but are not limited to provision of protective fencing and signage, and instructing workers on the necessity of preventing damage to protected trees during construction, as well as post-construction monitoring and reporting on the condition of all trees impacted during construction for 2 years	Install fencing and signage to protect trees to be encroached and/or preserved in place. Monitor and report annually for 2 years after construction.	Prior to construction and following construction completion.	Applicant and subsequent owner(s)	DRP
7.1	Geology and Soils	To reduce potential seismic ground shaking impacts at the project site, the project structural engineer shall ratify to the seismic design parameters identified in the project-specific Geotechnical Report prepared by CalWest Geotechnical Consulting Engineers dated May 14, 2014. If a more recent Geotechnical Report is prepared, the recommendations of the most recent geotechnical report shall supersede to the satisfaction of the Director of Public Works.	The project structural engineer shall incorporate seismic design parameters identified in the project-specific Geotechnical Report.	Prior to construction activities.	Applicant and subsequent owner(s)	DRP
7.2	Geology and Soils	To reduce potential geologic hazard impacts at the project site, the project proponent and contractors shall incorporate the recommendations provided in the Geotechnical Report by CalWest Geotechnical, including those pertaining to the structure and grading, and the Geology Report into the plans and shall implement these recommendations during construction. If a more recent Geotechnical Engineering Report or Engineering Geologic Study is prepared, the recommendations of the most recent report shall supersede to the satisfaction of the Director of Public Works	The project contractors shall incorporate recommendations provided in the Geotechnical Report into the plans and during construction.	Prior to and during construction activities.	Applicant and subsequent owner(s)	DRP

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
13.1	Noise	To reduce the impact of construction equipment noise on the neighboring residence to the north of the previously graded building pad, grading and building contractors shall stage and operate heavy equipment as far as feasible from the northern extent of the building pad.	Stage and operate heavy equipment as far as feasible from the northern extent of the building pad on-site.	During construction activities.	Applicant and subsequent owner(s)	DRP
13.2	Noise	During construction of the driveway between the motor court and Thousand Peaks Road, contractors shall use smaller equipment, sound blankets, or a combination thereof, to reduce the impact of construction noise on the adjacent residence to the maximum extent	Use smaller equipment and sound blankets during construction activities.	During construction of the driveway between the motor court and Thousand	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	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.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP