

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-02690-(3) / PERMIT NO. RCUP-201400127 / ENV NO. RENV-201400127**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<b>BIOLOGICAL MONITOR</b> --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 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 and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	<b>HABITAT RESTORATION PLAN</b> --The applicant shall prepare a habitat restoration plan on a separate landscape sheet, approved by DRP prior to final approval, for removal of non-native plant species. Restoration will entail physical removal of non-natives--chiefly African fountaingrass ( <i>Pennisetum setaceum</i> )--and the sowing of seeds of plant species and wildflowers locally native to the site. Plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. The restoration plan shall include provisions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department--whichever comes first.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	<b>ANNUAL SENSITIVE PLANT SURVEY</b> --A qualified biologist shall be present during annual fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications, with particular focus on avoiding Plummer's mariposa lily ( <i>Calochortus plummerae</i> ) and Nevin's brickellbush ( <i>Brickellia nevinii</i> ). The stakes shall remain in place until after fuel modification activities have been completed.	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during annual fuel modification	Applicant and subsequent owner(s)	DRP
4.4	Biological Resources	<b>NESTING BIRD SURVEY</b> --Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows: If initial grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within 7 days prior to, and again within 3 days, of the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined below. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The qualified biologist shall provide the Director of Regional Planning with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Regional Planning and CDFW. Based on the submitted information, the Director of Regional Planning (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest. The biologist shall send weekly monitoring reports to the Director of Regional Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify Regional Planning immediately if project activities damage active avian nests.	Implementation of nesting bird survey(s)	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.5	Biological Resources	<b>INSTALLATION OF NOISE BARRIERS</b> --Prior to issuance of the certificate of occupancy, the applicant shall install noise barriers with a minimum height of five feet above floor level surrounding the western terrace area proposed for outdoor events. These barriers shall be made of 1/2-inch laminated acoustic glass--or other comparable material as determined by the Director of the Department of Regional Planning--and shall of the least reflective variety possible.	Construction of noise barriers	Prior to certificate of occupancy	Applicant	DRP
4.6	Biological Resources	<b>RURAL OUTDOOR LIGHTING PLAN</b> --Prior to final approval, the applicant shall prepare and submit an outdoor lighting plan that replaces all upward-facing outdoor light fixtures with downward-facing, shielded outdoor light fixtures in compliance with the standards of the County's Rural Outdoor Lighting District (County Code Chapter 22.80). This plan shall be reviewed and approved by the Director of Regional Planning	Submittal and approval of outdoor lighting plan	Prior to final approval	Applicant	DRP

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19	Mitigation Compliance	<b>MITIGATION COMPLIANCE</b> --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
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