

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-000010-(3) / PERMIT NO. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	BIOLOGICAL MONITOR --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	HABITAT RESTORATION PLAN --The applicant shall implement the habitat restoration plan approved by DRP as part of the stamped Exhibit "A." This restoration plan shall accomplish the planting of 12 mitigation coast live oak trees, the planting of up to 75 scrub oak seedlings, and the removal of non-native plant species across the Project Site. In addition, removal of all chain-link fencing on the Project Site shall be accomplished with hand tools, and existing fence posts shall be cut off at ground level. Restoration will entail physical removal of non-natives and the sowing/planting of species 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. All on-site oak trees shall be monitored for a period of 10 years following the completion of construction, with annual reports to be provided to DRP Zoning Enforcement. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director of the Department of Regional Planning. Reports on new mitigation trees shall be added to the annual reports. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.	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	STAKING OF GRADING LIMITS --The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biological monitor.	Implementation of staking			
4.4	Biological Resources	NESTING BIRD SURVEY --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

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4.5	Biological Resources	TEMPORARY WILDLIFE FENCING -- Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. Laborers installing the fence shall remain within the cut areas and any paths leading to it. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).	Implementation of temporary wildlife fencing	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.6	Biological Resources	PRE-CONSTRUCTION BIOLOGICAL RESOURCE SURVEY & SITE CLEARANCE —A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. The project proponent's contractor shall plan to remove vegetation from within the screened area no more than one day after completion of the Pre-Construction Biological Resources Survey. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Preparation of a pre-construction biological resource survey and implementation of special vegetation removal methods	Prior to issuance of grading permit and during construction & fuel modification	Applicant and subsequent owner(s)	DRP
4.7	Biological Resources	INITIAL GRUBBING & GRADING —Initial grubbing and grading shall occur 3 to 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. The biological monitor shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. The biological monitor must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals	Implementation of special grubbing & grading methods	Prior to issuance of grading permit and during grubbing and grading	Applicant and subsequent owner(s)	DRP
4.8	Biological Resources	INITIAL FUEL MODIFICATION —The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed. The biological monitor shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	Implementation of special fuel modification methods	Prior to certificate of occupancy and during fuel modification	Applicant and subsequent owner(s)	DRP
5.1	Cultural Resources, Tribal Cultural Resources	NATIVE AMERICAN MONITORS —The Project Applicant shall retain professional Native American monitors procured by the Fernandefio Tataviam Band of Mission Indians (FTBMI) to observe all ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or any similar activity to occur within the proposed project area. One Native American Monitor shall be assigned by the FTBMI to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine or work crew. In the event that tribal cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the project outside of the buffered area may continue during this assessment period.	Hiring and retention of Native American monitors during ground disturbance activities	Prior to issuance of grading permit and during grading activities	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources, Tribal Cultural Resources	DISPOSITION OF TRIBAL RESOURCES —The Project Applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Contultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
5.3	Cultural Resources, Tribal Cultural Resources	ARCHEOLOGICAL DOCUMENTS —Any and all archeological documents created as a part of the project (isolate records, site records, survey reports, testing reports and monitoring reports, etc.) shall be provided to the FTBMI.	Provision of archeological documents to FTBMI	Upon completion of archeological documents	Applicant and subsequent owner(s)	DRP
5.4	Cultural Resources, Tribal Cultural Resources	TREATMENT OF HUMAN REMAINS —If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to this code, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Compliance with Health and Safety Code §7050.5	Upon discovery of human remains or funerary objects	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	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