

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-02355-(3) / PERMIT NO. RCUP 201500096 / ENV NO. RENV 201500162

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
3.1	Air Quality	<p>FUGITIVE DUST & DIESEL EQUIPMENT BEST MANAGEMENT PRACTICES--During and following any grading and construction operations, the permittee shall ensure compliance with the following standards:</p> <p>a. Soil stabilizers shall be applied to inactive areas until such time as landscaping and irrigation are installed.</p> <p>b. A high-wind dust control plan shall be prepared and implemented, which shall include termination of soil disturbance when winds exceed 25 miles per hour. This plan shall be approved by the Department of Public Works--Grading and Drainage Division prior to the commencement of grading.</p> <p>c. All stock piles shall be covered with tarps.</p> <p>d. Vehicle speeds over unpaved areas shall be reduced to less than 15 miles per hour.</p> <p>e. All equipment shall have diesel particulate filters ("DPF") installed.</p> <p>f. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for an extended period of time (five minutes or longer), in accordance with the California Air Resources Board ("CARB") Toxic Control Measure.</p> <p>g. Heavy-duty diesel-powered equipment operating at the Project site shall be equipped with diesel oxidation catalysts to the extent that is readily available and cost effective in the South Coast Air Basin. The term "readily available and cost effective" means that equipment is not required to be imported to another air basin, that the procurement of equipment would not cause a delay in construction activities of more than two weeks, and that the cost of equipment use is not more than 20 percent greater than the cost of standard equipment. This condition does not apply to diesel-powered trucks traveling to and from the Project site.</p> <p>h. Off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed CARB and United States Environmental Protection Agency ("USEPA") Tier 3 off-road emissions standards for heavy-duty equipment.</p> <p>i. All heavy-duty diesel-powered equipment in use and/or refueled at the Project site shall use the most current grade of ultra-low sulfur diesel ("USLD") fuel approved by CARB and available in the South Coast Air Basin.</p> <p>j. The permittee shall utilize construction equipment having the lowest appropriate horsepower rating for the intended job.</p> <p>k. All construction equipment shall be properly maintained (including engine tuning) at all times in accordance with manufacturers' specifications and schedules.</p>	Implementation of BMPs for fugitive dust & diesel equipment	During grading and construction activities	Applicant	DRP
4.1	Biological Resources	<p>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</p>	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	<p>HABITAT RESTORATION PLAN--The applicant shall prepare a habitat restoration plan on a separate landscape sheet, approved by DRP prior to hearing, for removal of non-native plant species, which are located primarily on 0.8 acres near the highest point of the subject property. Restoration will entail physical removal of non-natives (chiefly <i>Hirschfeldia incana</i>) and the sowing of seeds of plant species and wildflowers locally native to the site, including legumes such as <i>Lupinus</i> spp., <i>Acmispon glaber</i>, and <i>Acmispon strigosus</i>. Plant species should also include appropriate fodder for the black-tailed jackrabbit, and chosen plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. Soil within the restoration area shall be treated to remove allelopathic compounds released by <i>H. incana</i> to inhibit the growth of other plants. Treatment shall not include herbicide, and discing shall not be used unless specifically recommended by the biological monitor. 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.</p>	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	<p>OPEN SPACE EASEMENT DEDICATION--All portions of the project site outside of the Fire Department required irrigated fuel modification area (Zones A and B) shall be designated as an Open Space Conservation Easement Area to be held by the County on behalf of the people of the State of California or another public entity acceptable to the Director of the Department of Regional Planning ("Director"). The easement shall indicate that no development, grazing, or agricultural activities shall occur within the Open Space Conservation Easement Area, with the exception of fuel modification required by the County Fire Department and drainage and polluted runoff control activities required and approved by the County for the permitted development. If approved by the County as an amendment to the CUP or a new CUP, additional allowed uses may include the planting of native vegetation and other restoration activities, construction and maintenance of public hiking trails, construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to the approval of the permit, and confined animal facilities. Prior to final approval, the applicant shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent. Prior to final approval, the applicant shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent.</p>	Dedication of open space easement	Prior to final approval	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	<p>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.</p>	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