

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. PM071006 / TPM NO. 071006 / CUP NO. 201100056 / ENV NO. RPPL200900009**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Prior to the commencement of ground or vegetation disturbing activities, including but not limited to grading and fuel modification, two (2) pre-construction surveys for potentially occurring special status wildlife species which could be directly impacted by project activities, including California glossy snake, coast horned lizard, desert horned lizard, legless lizards, crotch bumble bee and coastal whiptail. The first survey shall be conducted within fourteen (14) days and the second survey shall be conducted within three (3) days prior to the commencement of ground or vegetation disturbing activities. The preconstruction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The Lead Agency and California Department of Fish and Wildlife (CDFW) shall be consulted regarding the presence of a special-status species at the site. If a federally listed species is found, the United States Fish and Wildlife Service (USFWS) shall also be notified. A letter report summarizing the methods and results of the surveys shall be submitted to the Lead Agency and CDFW prior to commencement of project activities.	Conduct pre-construction surveys.	Prior to ground or vegetation disturbing activities.	Applicant and subsequent owner(s)	DRP
4.2	Biological Resources	No earlier than 14 days prior to ground or vegetation disturbing activities during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a Lead Agency-approved qualified biologist shall perform two (2) field surveys to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 300 feet of the disturbance zone for songbirds and within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the Lead Agency and CDFW, if applicable. If an active nest is found within the survey area, site preparation, construction, and fuel modification activities shall stop until the biologist can establish an appropriate setback buffer, at the discretion of the biologist. If a special status bird species is found nesting at the site then the Lead Agency, CDFW and, when applicable, USFWS, shall be consulted prior to the initiation of construction activities. The buffer shall be demarcated and project activities within the buffer shall be postponed or halted, at the discretion of the biologist, 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.	Conduct a nesting bird survey.	Prior to ground or vegetation disturbing activities during the nesting/breeding season of native birds (typically February 1 through August 31).	Applicant and subsequent owner(s)	DRP
4.3	Biological Resources	All California Junipers that are killed or severely damaged during construction activities shall be replaced within suitable habitat onsite at 2:1 ratio. Mitigation planting for trees shall comply with appropriate County and local mitigation guidelines for removal of Protected Trees. Construction vehicles shall avoid impacts to these trees. It is recommended that protective orange snow fencing be placed around Juniper trees adjacent to the grading footprint, establishing a 'protected tree zone' to avoid impacts to them. If encroachment within the protected tree zone' is required by construction equipment, a biologist will be present onsite to monitor the tree in question. Project impacts to protected trees would be reduced to less than significant after mitigation.	Establish a protected tree zone and install protective fencing.	During construction activities	Applicant and subsequent owner(s)	DRP

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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.	Retain a qualified Archaeologist, as needed.	During ground-disturbing activities.	Applicant and subsequent owner(s)	DRP
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 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.	At the conclusion of monitoring activity.	During ground-disturbing activities.	Applicant and subsequent owner(s)	DRP
8.1	Greenhouse Gas Emissions	<b>Incorporate Zero-Emission Technologies for Off-Road Vehicles &amp; Equipment.</b> The project must: A) Prohibit the use of small equipment powered by gasoline, diesel, propane, or other fossil fuels, including lawn and garden equipment and outdoor power equipment, for all tenants and owners. B) Provide educational materials to tenants regarding the AVAQMD Electric Lawn and Garden Equipment Incentive and Exchange Program, Commercial Lawn & Garden Battery Buy-Down Rebate Program, the Residential Lawn Mower Rebate Program, the new requirements of AB 1346, and any other available options and incentives for purchasing zero-emission equipment, including rebates and subsidies offered by CARB, the County, or other agencies and entities. C) Use electric and zero-emission construction equipment during project construction to the maximum extent feasible. Such equipment shall include forklifts, manlifts, loaders, welders, saws, pumps, fixed cranes, air compressors, sweepers, aerial lifts, pressure washers, and other small equipment. At minimum, the project must use off-road construction equipment that meet CARB Tier 4 Final engine emission standards. D) Use electric and zero-emission agriculture and manufacturing equipment to the maximum extent feasible. These requirements must be stipulated in the contract specifications for the project's construction and for the project's future tenants and any landscaping contracts for the property or tenants. Submit a draft covenant for review and clearance to ensure compliance with the mitigation measure. The covenant shall be	Submit a draft covenant for review and clearance to ensure compliance with the mitigation measure. The covenant shall be recorded prior to grading plan approval.	Prior to, during, and following construction.	Applicant and subsequent owner(s)	DRP
8.2	Greenhouse Gas Emissions	<b>Decarbonize New Buildings.</b> For projects under construction before 2030, the project must achieve zero GHG emissions for on-site energy use, and/or comply with the County's building decarbonization ordinance, unless the project meets specific exemptions identified in the ordinance. 5 For projects under construction after 2030, the project must be zeronet-energy (ZNE) and achieve zero GHG emissions for on-site energy use, and/or comply with the County's ZNE ordinance, unless the project meets specific exemptions identified in the ordinance. Submit building plans to B&S for review and approval. Furnish proof of plan clearance from B&S clearance to DRP.	Submit building plans to B&S for review and approval. Furnish proof of plan clearance from B&S clearance to DRP.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	B&S, DRP

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8.3	Greenhouse Gas Emissions	<b>Implement Water Use Efficiency and Water Conservation.</b> The project must comply with the current water conservation ordinance in place, including any requirements for LEED or Sustainable SITES standards. 8 The project must also incorporate water use efficiency and conservation measures, including: A) High-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design B) CALGreen Code Tier 1 and Tier 2 voluntary water conservation measures C) Low-flow or high-efficiency water fixtures D) Water-efficient landscapes with lower water demands than required by the DWR 2015 Model Water Efficient Landscape Ordinance E) Drought-tolerant and native plant species only F) A comprehensive water conservation strategy G) Educational materials provided to future tenants and building occupants about water-saving behaviors and water-conserving landscaping. Submit landscaping and building plans to DPW for review and approval. Submit a draft covenant for review and clearance to ensure compliance with the mitigation measure regarding the distribution of educational materials to future occupants.	Submit landscaping and building plans to DPW for review and approval. Submit a draft covenant for review and clearance to ensure compliance with the mitigation measure regarding the distribution of educational materials to future occupants.	The landscaping plan shall be submitted prior to issuance of a grading permit. Building plans shall be submitted prior to issuance of a building permit. The covenant shall be recorded prior to grading plan approval. The covenant shall be recorded prior to grading plan	Applicant and subsequent owner(s)	DPW, DRP
9.1	Hazards	Identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present requires further analysis and sampling and must meet HHRA NOTE NUMBER 3, DTSC-SLs approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.	Conduct a Preliminary Environmental Assessment (PEA) prior to grading and any site preparation. Refer to the Department of Toxic Substances Control letter dated January 22, 2025 for more information, including links to PEA Guidance.	Prior to grading and site preparation.	Applicant and subsequent owner(s)	DTSC, DPW
9.2	Hazards	All imported soil and fill material shall be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.	Test all imported soil for contaminants, prior to importation to the site.	Prior to site grading and any import of soil.	Applicant and subsequent owner(s)	DTSC, DPW
17.1	Transportation	Any transportation of heavy construction equipment and/or materials which require use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Large-size truck trips shall be limited to off-peak commute periods.	Obtain a Caltrans Transportation Permit prior to use of heavy construction vehicles on State highways.	Prior to transport	Applicant and subsequent owner(s)	DOT
17.2	Transportation	Truck drivers should cover construction trucks with tarpaulin to avoid debris spillage onto the State Highway.	Cover construction trucks.	Prior to transport	Applicant and subsequent owner(s)	DOT

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18.1	Tribal Cultural Resources	<p>A professional Tribal Monitor procured by the from the Fernandefio Tataviam Band of Mission Indians ("FTBMI") shall be retained to monitor ground-disturbing activities, including but not limited to grading, excavating, digging, and trenching. Prior to ground disturbing activities, the subdivider shall provide evidence of a separate executed monitoring agreement with the FTBMI for the monitoring of ground-disturbing activities that includes the following:</p> <ul style="list-style-type: none"> <li>•If cultural resources are encountered, the Tribal Monitor shall have the authority to request that ground-disturbing activities cease within 60 feet of discovery, and a qualified archaeologist meeting Secretary of Interior standards shall be retained by the project applicant as well as the Tribal Monitor to assess the find.</li> <li>•Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5. 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 State Health and Safety Code §7050.5.</li> </ul>	Retain a qualified Native American Monitor and qualified archaeologist as specified.	Prior to ground-disturbing activities	Applicant and subsequent owner(s)	DRP
18.2	Tribal Cultural 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.	Consultation with FTBMI regarding treatment of tribal cultural resources	Upon discovery of tribal cultural resources	Applicant and subsequent owner(s)	DRP
20.1	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the subdivider and subsequent owner(s) are responsible for submitting compliance reports 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