MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2019-003283 / PERMIT NO. RPPL2019005771 /
PERMIT NO. RPPL2019005776 / ENV NO. RPPL2021000702

#	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 the County Planning. 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 (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) 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 daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to County Planning at their request. Prior to project implementation, a Workers Environmental Awareness Program (WEAP) shall be prepared by the Biological Monitor and presented to construction crews regarding all sensitive resources with the potential to occur on-site during construction activities. The WEAP training shall concentrate on the proper identification of sensitive resources while in the field; suggested strategies in avoiding impact to sensitive resources; proper reporting methods for field crews in the event that sensitive resources are observed during construction activities; and proper site hygiene, including inspection of equipment for wildlife and proper trash collection and disposal. During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with County Planning. If ongoing biological monitoring of construction activities reveals the presence of any special-status wildlife within an active work area, then work shall be temporarily halted until the animals leave on their own or can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status species during construction activities. Any special-status species occurring within the work area shall be collected and relocated to areas outside of the designated work zones.	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	**Breeding Birds—**Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys 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, the project proponent may delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any nests. If an active nest is located, 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 project proponent shall provide County Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/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 County Planning and, upon request, the CDFW. Based on the submitted information, County Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to County Planning during the grubbing and clearing of vegetation, and shall notify County Planning immediately if project activities damage active avian nests.	Construction activities should occur outside of the avian breeding season. If avoidance is not feasible a qualified biologist shall conduct a presence absence survey weekly starting thirty days prior to construction activities.	Prior to issuance of grading permit and during construction & fuel modification.	Applicant	DRP
4.3	Biological Resources	**Low-mobility reptiles—**Prior to the issuance of a grading or building permit, drift fence or other barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles. Surveys shall be conducted by installing an array of pit-fall traps, coverboards, or other devices as determined to be appropriate by the biological monitor on the ground prior to the commencement of construction. Pit-fall traps, if used, must be checked daily. Coverboards shall be installed no less than 4 weeks prior to construction and checked at least weekly. Pit-fall traps shall be covered during periods when daily checking is not possible (weekends, holidays, in the event of during construction delays, etc.). Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities) occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones.	Drift fence or other barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles	Prior to issuance of grading permit.	Applicant	DRP

4.4	Biological Resources	**Bats—**To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken: - To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled outside of the maternity roosting season (October 1 – February 28). - If trees must be encroached during the maternity season (March 1 – September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. - Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to determine more precisely the presence or absence of roosting bats. - If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be cut or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of structures. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a structure that allow bats to exit but not enter the structure. - Maternity season lasts from March 1 – September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating. The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or structure demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval. Bat Relocation—If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW. In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by County Planning and CDFW. A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to County Planning and CDFW for five years following relocation or until performance standards are met, whichever period is longer.	Bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.	Prior to issuance of tree removal permit and during construction & fuel modification.	Applicant and subsequent owner(s)	DRP
4.5	Biological Resources	**Trenches and Holes Management** - The contractor shall cover or backfill all trenches, holes, and open water sources (e.g., water buffalos, water tanks, and slurry dumpsters) the same calendar day they are opened, where practicable. These areas shall be covered to prevent wildlife from becoming trapped or drowning. - If trenches or holes cannot be closed the same day they are made, covers shall be firmly secured at ground level in such a way that small wildlife cannot slip beneath. At sites that require the presence of a biological monitor, trench covers shall be approved by the monitor. If covers cannot be provided, escape ramps shall be placed in all trenches and holes. - Open trenches shall be inspected regularly throughout the day and prior to filling to remove any trapped wildlife (e.g., small mammals, reptiles, amphibians) and to check for the presence of protected wildlife species at Project sites that require the presence of a biological monitor. - If a state or federal listed wildlife species is present in the trench, the on-site Biological Monitor shall contact CDFW or USFWS immediately, ensure the protected species is not in immediate danger, and wait for instruction by CDFW or USFWS. - Covered trenches and holes at sites where biological monitors are present are to be inspected by the monitor at the end of the work day and prior to initiating construction activities the next day. - In locating trenches or holes, disturbance to natural vegetation, including plant root systems shall be minimized.	The contractor shall cover or backfill all trenches, holes, and open water sources (e.g., water buffalos, water tanks, and slurry dumpsters) the same calendar day they are opened, where practicable.	Prior to certificate of occupancy.	Applicant	DRP
4.6	Biological Resources	**Woodrats—**Any woodrat middens observed during preconstruction surveys, shall be assumed to be occupied by San Diego desert woodrat. Each occupied midden requiring removal shall be dismantled by hand under the supervision of the biologist, prior to the commencement of project activities. If young are encountered during the dismantling process, the material shall be returned in place and the midden remain unmolested for 2 to 3 weeks in order to give the young enough time to mature and disperse on their own accord. After 2 to 3 weeks, the dismantling of the midden may begin again. Material shall be moved to suitable adjacent areas (native scrub habitat at least 500 feet away) that are expected to remain undisturbed in perpetuity.	Biologist to conduct preconstruction survey.	Prior to issuance of grading permit.	Applicant	DRP
4.7	Biological Resources	**Fuel Modification** - Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant. - Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2 – 3 years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. - It is recommended that locally-indigenous plants thinned for fuel modification be chipped and used as native plant mulch. SMM native plant mulch is not widely available in stores, but is an excellent addition to the landscape to retain soil moisture and reduce growth of invasive weeds. - Disking and indiscriminate clearing is not allowed in any Fuel Modification Zone. - For trees to have fuel ladders removed: prune lower branches up to 1/3 of tree height or up to 6 ft. maximum for trees 18 ft. and taller, per County fire requirements. Consult with County Planning or Foresters before pruning protected oaks or native trees. - Include provisions for irrigation, both permanent for Zones A and B, and temporary for establishment of native plants in Zone C and outside of Fuel Modification Zones.	Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant.	Prior to issuance of Certificate of Occupancy.	Applicant	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 MM BIO-2 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. - A qualified biologist 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.	After construction has been completed.	Prior to issuance of Certificate of Occupancy.	Applicant	DRP
4.9	Biological Resources	**Landscaping—**Prior to issuance of a grading permit, prepare a landscaping plan for review and approval by the Department of Regional Planning. The landscaping plan shall clearly identify all existing trees (native and non-native) by species (common and scientific names), show trunk diameters, and indicate whether the tree will be removed or retained. Species considered invasive should be removed. All laurel sumac saplings on site to remain as replacements for the two that will be removed from APN 4455-041-002 shall also be depicted. If additional landscaping is to be proposed for fuel-modification Zones A and B, it shall consist of only locally indigenous native species within Zone B. Non-invasive non-natives are allowable in Zone A.	Submittal and approval of landscaping plan.	Prior to issuance of grading permit.	Applicant	DRP
4.10	Biological Resources	**Permanent Runoff Control/Drainage Plan—**The Applicant shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate at minimum the first 0.75-inches of stormwater. This plan should show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces into permeable areas of the property (i.e., raingardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture.	Submittal and approval of drainage plan.	Prior to final approval	Applicant	DRP
4.11	Biological Resources	**Glass—**Glass should be least reflective or have frit patterns that will promote energy conservation and prevent bird strikes caused by the bird mistaking a reflection of habitat for available flight space, per §22.44.1320.	Submittal and approval of window and door schedule.	Prior to final approval.	Applicant	DRP
4.12	Biological Resources	**Lighting—**Lighting should carefully follow provisions of §22.44.1270 for exterior lighting. Avoid trespass of light into the night sky and onto natural areas both on and off the project parcels.	Submittal and approval of outdoor lighting plan.	Prior to final approval.	Applicant	DRP
4.13	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 biologist.	Stake grading limits.	Prior to issuance of grading permit	Applicant	DRP
4.14	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, as follows: - To install the screen, laborers will remove a 5-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 biologist 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.	Installation of temporary wildlife fencing.	Prior to removal of any vegetation or grading activity.	Applicant	DRP
4.15	Biological Resources	**Pre-Construction Biological Resources 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 1 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 biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	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.	Prior to removal of any vegetation or grading activity.	Applicant	DRP

4.16	Biological Resources	**Initial Grubbing & Grading—**Initial grubbing and grading shall occur 3 – 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. - A biologist shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. - The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Initial grubbing and grading shall occur 3 – 7 days after vegetation has been cleared from the proposed development area/grading limits.	Initial grading to be monitored by certified biologist.	Applicant	DRP
5.1	Cultural Resources	In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South-Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.	Halt all activity if archeological resources are found.	If sensitive resources are found, cultural monitoring shall occur.	Applicant	DRP
5.1	Cultural Resources	In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted, who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner, a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.	Halt all activity if human remains are found.	If remains are found, cultural monitoring shall occur.	Applicant	DRP
7.1	Geological Resources	A qualified Geotechnical Engineering firm will be retained by the Applicant to conduct further studies to characterize the potential for slope instability during the design-level geotechnical study for the project. Further geotechnical exploration including subsurface drilling within one or more existing slopes shall be performed to adequately address global stability.	Retain geotechnical consultant to characterize potential slope instability.	Prior to grading.	Applicant	DRP
13.1	Noise	Restricts construction activity on Sunday and any other time between the hours of 8:00 a.m. and 6:30 p.m.	Restrict construction hours.	Throughout construction phase.	Applicant	DRP
20.1	Wildfire	**Fire Hazard Mitigation Designs-** The proposed structure would be designed to meet hazardous fire area building code requirements. All fire access roads would be capable of supporting a 75,000- pound load, and all access roads would-be built-in conformance with applicable California Fire Code and the Los Angeles County Fire Department (Fire Department) requirements, ensuring that the project would have adequate emergency access. The conceptual design plans shall be submitted to the Fire Department for approval.	Design plans to receive fire department approval.	Prior to final approval.	Applicant	DRP
20.2	Wildfire	**Landscape Plan, Fuel Management-** A landscape plan with Fuel Modification Zones (FMZs) shall be developed and shall incorporate an effective “defensible space” around proposed structure. The plans shall conform to Los Angeles County Fire Department (Fire Department) Regulations. Conceptual Design plans shall be submitted to the Fire Department for approval. In addition, the project shall comply with the Fire Department's Brush Management Regulations.	Landscape plans with defensible space to receive fire department approval.	Prior to final approval.	Applicant	DRP