
4 Mitigation Monitoring and Reporting Program

Public Resources Code Section 21081.6(a)(1) requires a Lead Agency that approves or carries out a project, where an environmental impact report has identified significant environmental effects, to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Trails at Lyons Canyon Project (Project), as set forth in the Final Environmental Impact Report (Final EIR). The County of Los Angeles (County) is the Lead Agency that must adopt the MMRP for future development under the Project. The MMRP will be kept on file with the Los Angeles County Department of Regional Planning, 320 West Temple Street, 13th Floor, Los Angeles, California, 90012.

The MMRP table presented below, which constitutes the monitoring and reporting program, lists all mitigation measures that are contained in the Final EIR. For each listed mitigation measure, the table identifies the following:

- EIR section title (Environmental Factor) where the mitigation measure is contained;
- Mitigation measure number and content;
- Actions required to comply with the mitigation measure;
- Timing of implementation/monitoring for the mitigation measure;
- Responsible agency or party responsible for implementing/reporting; and
- Monitoring agency or party responsible for verifying compliance

Figure 4.13-3, Area of Lot 22 in Which Construction Noise Mitigation is Required, and Figure 4.20-2, Fuel Modification Zones, as referenced in Mitigation Measure (MM)-4.13-1, Simultaneous Equipment Operation Limit for Portion of Lot 22, and MM-4.20-2, Alternative Materials and Methods, respectively, are included at the end of this MMRP.

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#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	<p>MM-4.1-1: Visual Shielding Plan. Prior to the issuance of a grading permit, the Applicant/Developer shall prepare a Visual Shielding Plan (Plan) to improve the overall aesthetic quality of construction areas. Plan requirements shall include the following:</p> <ol style="list-style-type: none">1. Designated Staging Areas: The Plan shall require the establishment of one or more designated staging area(s) intended for the storage of construction equipment and vehicles, stockpiles, waste bins, and other construction-related materials during Project construction. The designated staging area(s) shall be located within the grading area on the northern portion of the Project site, strategically placed away from publicly-maintained trails and open-space areas to the south. Upon completion of construction activities for the day, all equipment shall be consolidated in the designated staging area(s) and any equipment or machinery not in use for a period of three or more months shall be removed from the Project site.2. Visual Shielding: To address potential aesthetic impacts from construction equipment and activities, the Plan shall require establishment of visual shielding in the form of temporary, opaque fencing and/or cloth screening along the Project-site boundary fronting The Old Road as well as in the vicinity of the Taylor Trailhead and where the western leg of the Taylor Trail intersects with the Project site. Temporary, opaque fencing and/or cloth screening shall also be installed around the designated construction staging areas(s). The color palette of temporary fencing and/or cloth screening shall be restricted to neutral earth tones (e.g., shades of brown, green, gray, or beige).3. Project Site Cleanliness/Management: All construction-related equipment and materials on the Project site shall be maintained in a clean and organized manner.4. Monitoring: Monthly inspections shall be conducted to assess the effectiveness of the Plan. Any failed or poorly-performing visual shielding (e.g., damaged fencing and/or cloth screening) shall be replaced or repaired as soon as possible. <p>The Plan shall be reviewed and approved by the County to ensure compliance with this mitigation measure. Visual shielding and establishment of designated staging areas shall commence prior to grading or soil disturbance activities and shall be maintained throughout the construction period and until the site is permanently stabilized and/or developed.</p>	Preparation of a Visual Shielding Plan and submittal to County of Los Angeles for review and approval	Prior to issuance of grading permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of visual shielding and establishment of designated staging areas	Prior to grading or soil disturbance activities and maintained throughout construction period, and until the site is permanently stabilized and/or developed	Project Applicant or Developer	County Department of Regional Planning
2.1	Agriculture/Forest	NA	NA	NA	NA	NA
3.1	Air Quality	<p>MM-4.3-1: Construction Equipment. Heavy-duty diesel-powered construction equipment greater than 50 horsepower shall be equipped with California Air Resources Board (CARB)-certified Tier 4 Final or better diesel engines. The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards. Equipment engines must be maintained in good condition and in proper tune as per manufacturer’s specifications.</p> <p>During construction activities, the contractor shall, at a minimum, electrify or use alternative fuels (non-diesel) for the operation of all equipment less than 50 horsepower (welders). In addition, electricity use during the construction activities shall come from the existing electric grid instead of a diesel generator. If a generator is necessary for the completion of construction activities, a non-diesel generator shall be used.</p>	Use Tier 4 Final or better diesel engines for construction equipment over 50 horsepower	During construction activities	Construction Contractor	County Department of Regional Planning
			The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards.	During construction activities	Construction Contractor and County Department of Regional Planning	County Department of Regional Planning

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4.1	Biological Resources	MM-4.4-1: On-Site Habitat Preservation. Prior to final map recordation, the on-site conservation easement area shall be designated on the final map. Additionally, a letter of intent shall be obtained from the Conservation Easement holder. Prior to the issuance of a grading permit, the Applicant shall demonstrate recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves 144.43 acres of open space within the Project boundaries for long-term conservation and management as a natural conservation area (“Conservation Area”). The following table documents the vegetation communities that would be preserved. The Conservation Area provides sufficient preservation for Project-related impacts to vegetation communities within Resource Categories 4 and 5 of the Significant Ecological Area Ordinance Implementation Guide. Vegetation Communities Preserved on the Project Site <table><tr><th>Alliance</th><th>Unimpacted Acres (Open Space)</th><th>Preserved via Conservation Easement</th></tr><tr><td colspan="3">SEA Resource Category 1</td></tr><tr><td><i>Baccharis salicifolia</i> Shrubland</td><td>0.52</td><td>0.52</td></tr><tr><td><i>Salix gooddingii</i>–<i>Salix laevigata</i> Forest and Woodland</td><td>0</td><td>0.0</td></tr><tr><td><i>Sub-Total</i></td><td>0.52</td><td>0.52</td></tr><tr><td colspan="3">SEA Resource Category 3</td></tr><tr><td><i>Ericameria palmeri</i> Provisional Shrubland</td><td>0</td><td>0</td></tr><tr><td><i>Eriodictyon crassifolium</i> Provisional Shrubland</td><td>0.41</td><td>0.41</td></tr><tr><td><i>Juglans californica</i> Forest and Woodland</td><td>0.09</td><td>0.09</td></tr><tr><td><i>Nassella (Stipa) spp.</i>–<i>Melica</i> spp. Herbaceous</td><td>0</td><td>0</td></tr><tr><td><i>Quercus agrifolia</i> Forest and Woodland</td><td>10.64</td><td>10.28</td></tr><tr><td><i>Rhus trilobata</i>–<i>Crataegus rivularis</i>–<i>Forestiera pubescens</i> Shrubland</td><td>0.01</td><td>0.01</td></tr><tr><td><i>Sub-Total</i></td><td>11.15</td><td>10.79</td></tr><tr><td colspan="3">SEA Resource Category 4</td></tr><tr><td><i>Adenostoma fasciculatum</i> Shrubland</td><td>69.77</td><td>64.68</td></tr><tr><td><i>Adenostoma fasciculatum</i> Shrubland–Disturbed</td><td>9.73</td><td>9.73</td></tr><tr><td><i>Artemisia californica</i>–<i>Salvia leucophylla</i> Shrubland</td><td>28.01</td><td>28.01</td></tr><tr><td><i>Artemisia californica</i>–<i>Salvia leucophylla</i> Shrubland–Disturbed</td><td>10.66</td><td>10.66</td></tr><tr><td><i>Avena</i> spp.–<i>Bromus</i> spp. Herbaceous Semi-natural</td><td>2.62</td><td>2.62</td></tr><tr><td><i>Distichlis spicata</i> Herbaceous</td><td>0.07</td><td>0.07</td></tr></table>	Alliance	Unimpacted Acres (Open Space)	Preserved via Conservation Easement	SEA Resource Category 1			<i>Baccharis salicifolia</i> Shrubland	0.52	0.52	<i>Salix gooddingii</i> – <i>Salix laevigata</i> Forest and Woodland	0	0.0	<i>Sub-Total</i>	0.52	0.52	SEA Resource Category 3			<i>Ericameria palmeri</i> Provisional Shrubland	0	0	<i>Eriodictyon crassifolium</i> Provisional Shrubland	0.41	0.41	<i>Juglans californica</i> Forest and Woodland	0.09	0.09	<i>Nassella (Stipa) spp.</i> – <i>Melica</i> spp. Herbaceous	0	0	<i>Quercus agrifolia</i> Forest and Woodland	10.64	10.28	<i>Rhus trilobata</i> – <i>Crataegus rivularis</i> – <i>Forestiera pubescens</i> Shrubland	0.01	0.01	<i>Sub-Total</i>	11.15	10.79	SEA Resource Category 4			<i>Adenostoma fasciculatum</i> Shrubland	69.77	64.68	<i>Adenostoma fasciculatum</i> Shrubland–Disturbed	9.73	9.73	<i>Artemisia californica</i> – <i>Salvia leucophylla</i> Shrubland	28.01	28.01	<i>Artemisia californica</i> – <i>Salvia leucophylla</i> Shrubland–Disturbed	10.66	10.66	<i>Avena</i> spp.– <i>Bromus</i> spp. Herbaceous Semi-natural	2.62	2.62	<i>Distichlis spicata</i> Herbaceous	0.07	0.07	A letter of intent shall be obtained from the Conservation Easement holder.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
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			Conservation Easement holder review	Prior to issuance of grading activities	Project Applicant or Developer	County Department of Regional Planning and Conservation Easement Holder																																																												

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		<i>Eriogonum davidsonii</i> /Croton setiger Grassland	0	0					
		<i>Eriogonum fasciculatum</i> Shrubland	0	0					
		Sub-Total	120.87	115.77					
		SEA Resource Category 5							
		<i>Brassica nigra</i> – <i>Centaurea melitensis</i> Herbaceous Semi-natural Stands	16.47	16.24 ^a					
		Non-SEA Resource Category							
		Developed ¹	1.31	1.11					
		Total Acres	150.31	144.43					
		Notes: SEA = Significant Ecological Area. ^a 16.24 acres of this community are proposed to be restored per MM-4.4-2. ¹ Existing trails. Notes: SEA = Significant Ecological Area. ¹ 16.47 acres of this community are proposed to be restored per MM-4.4-2. ² Existing trails.							
		<u>Conservation Management Plan.</u> As part of recording the conservation easement, a Conservation Management Plan (CMP) applicable to the On-Site Conservation Area shall be prepared and submitted to the County of Los Angeles for approval. The CMP shall identify the required resource management activities and the entities that shall be responsible for managing those activities in perpetuity. The CMP shall set forth the following requirements that shall be implemented by the entity that holds the conservation easement and/or manages and stewards the Conservation Area: (1) there shall be no grading or other construction activities within the On-Site Conservation Area, except for the proposed habitat enhancement/restoration, construction and maintenance of signage, and trail maintenance; (2) off-trail activities (e.g., hiking, biking, horseback riding) shall be prohibited; (3) signage shall be installed at the trailheads and at any access points to the On-Site Conservation Area, which shall include information on the organization that holds the conservation easement, brief descriptions of the restoration activities, protection of biological resources, and restrictions to human activities; (4) signage shall be placed in visible locations that prohibits smoking and that requires that humans and domesticated pets remain within the limits of designated hiking trails, all domesticated pets be on leashes, and owners clean up after domesticated pets; (5) no fencing that represents a barrier to wildlife movement or other barriers to wildlife movement shall be installed; (6) dog waste bag dispensers and wildlife-proof receptacles for trash shall be provided at appropriate locations on the trail; (7) gasoline-powered maintenance equipment shall be prohibited; (8) commercial honeybee operations shall not be allowed to use the On-Site Conservation Area for storing their apiaries; (9) rodenticides shall be prohibited; (10) herbicides and pesticides shall be discouraged, and only those typically used for invasive plant management in California wildlands shall be allowed, per the California Invasive Plant Council and Pesticide Research Institute’s 2015 Best Management Practices (BMPs) for Wildland Stewardship: Protecting Wildlife When Using Herbicides for Invasive Plant Management; (11) arborists certified by the International Society of Arboriculture (ISA) shall conduct surveys every five years that shall include an assessment of potential infestations of invasive shothole borer beetle and other pathogens or invasive							

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		<p>insects that can threaten native habitat; (12) at least one annual walk-through survey shall be conducted by a biologist to qualitatively monitor the general condition of on-site habitats and to check for any new introduction or expansion of invasive plant species; (13) collect and remove trash, repair vandalized signs, and rectify trespass impacts; and (14) provide annual reporting that document the conditions of the Conservation Area.</p> <p>Approved work shall be outlined in the CMP and in the conservation easement, including monitoring and maintenance efforts or for other activities associated with preserve management, and prohibited activities shall be delineated. The conservation easement holder shall be an entity that has as part of its mission the protection of the environment, including lands, plant species, and/or wildlife species, and can be expected by its organization and history to remain in existence for the foreseeable future. The California Department of Fish and Wildlife per Government Code Section 65967(c) shall review the entity. The entity that holds the endowment shall first meet the criteria outlined in Government Code Section 65968(b). Funding for the conservation easement and implementation of the tasks in the CMP shall be maintained in perpetuity and shall be provided by a traditional endowment, establishing a community facilities district or landscape management district, or through contractual obligation with the Homeowners' Association or other equivalent mechanism(s).</p>				
4.2	Biological Resources	<p>MM-4.4-2: Habitat Mitigation and Monitoring Plan. After implementation of MM-4.4-9, if the Los Angeles County Department of Regional Planning (Planning) determines that sufficient habitat is not preserved off site, per MM-4.4-9, then on-site establishment and restoration shall be conducted in the On-Site Conservation Area (MM-4.4-1). Prior to the issuance of a grading permit, a qualified biologist shall be retained to prepare a Habitat Mitigation and Monitoring Plan (HMMP) detailing the specific approach for each type of habitat restoration and establishment area, special-status species transplant location, and Significant Ecological Area protected tree transplant/planting and outlining detailed performance standards and monitoring requirements for each, following the monitoring and reporting methods and performance standards listed below. Planning approval of the HMMP shall be required prior to the onset of Project-related ground-disturbing activities. When specified for each habitat type below, the acreages allotted for on-site establishment apply to a total of 16.24 acres of <i>Brassica nigra</i>–<i>Centaurea melitensis</i> herbaceous semi-natural stands.</p> <ul style="list-style-type: none">▪ On-site establishment of 0.84 acres of <i>Eriodictyon crassifolium</i> provisional shrubland alliance▪ On-site restoration/establishment of 0.07 acre of <i>Rhus trilobata</i>–<i>Crataegus rivularis</i>–<i>Forestiera pubescens</i> shrubland alliance▪ On-site establishment of 15.20 acres <i>Quercus agrifolia</i> forest and woodland alliance <p><u>Habitat Restoration/Enhancement Implementation</u></p> <p>The following best management practices shall be implemented during the implementation of the habitat restoration/enhancement activities.</p> <p><u>Schedule:</u> Establishment of restoration/revegetation sites shall be conducted during the appropriate time of year (between October 15 and January 30), with</p>	Determination by the County Department of Regional Planning if sufficient habitat is not preserved off-site, per MM-4.4-9, then preparation and submittal of a Habitat Mitigation and Monitoring Plan	After implementation of MM-4.4-9, and prior to issuance of a grading permit	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Approval of a Habitat Mitigation and Monitoring Plan	Prior to the onset of Project-related ground-disturbing activities	County Department of Regional Planning	County Department of Regional Planning
			Habitat Restoration/enhancement implementation	During habitat restoration/enhancement activities, between October 15 and January 30, with planting and/or seeding occurring immediately after the restoration sites are prepared	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Monitoring of plantings, enhancement/restoration, and receptor sites	For 10 years following the completion of seeding or plantings; quarterly surveys conducted during the non-growing season for each enhanced or restored habitat type or particular plant species where required.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Monitoring surveys and qualitative surveys	Quarterly during non-growing season and every other week basis through seed production for 10 years during the growing season.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

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		<p>planting and/or seeding occurring immediately after the restoration sites are prepared.</p> <p><u>Stressors:</u> Any stressors causing habitat degradation should be addressed prior to starting restoration. This includes the removal of invasive plants and trash. Removal of invasive species shall include the following:</p> <ul style="list-style-type: none">▪ Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native vegetation.▪ Any proposals for use of herbicide treatments should be accompanied by a plan that demonstrates the following:<ul style="list-style-type: none">- That other methods of invasive species control have been tested and that a single application of herbicide has been determined to be the best solution- That there is a post application plan for revegetation and/or mulching;- That the treatment is a one-time application.▪ Pre-emergent herbicide shall not be used. <p><u>Plant Material:</u> The following shall be implemented:</p> <ul style="list-style-type: none">▪ Details regarding the planned source of their plant material shall be provided.▪ All stock from nurseries shall be derived from plants originally collected within cismontane County.▪ Plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site.▪ All plant material proposed for use in a habitat restoration program shall be inspected by a County-approved Restoration Biologist to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species.▪ Container plants and other landscaping materials (including organic mulches) should be inspected by the County Planning-approved Restoration Biologist to ensure they do not contain Argentine ant (<i>Linepithema humile</i>).▪ Native seed mixes shall be inspected by the County-approved Restoration Biologist prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens.▪ Diseased or infested plant, seed, or landscape materials should be removed from the site and transported to an appropriate off-site green waste facility.▪ One application of mulch shall be done, except for areas that shall provide nesting opportunities for native bees. <p><u>Maintenance Plan/Guidelines:</u> A Maintenance Plan shall be included that outlines the following: (1) weed control, including cleaning of equipment to prevent further spread or introduction of new weeds; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting.</p> <p><u>Signage and Fencing:</u> Signage specifications shall be developed to indicate the site is a restoration/preserve area and to either indicate that trespassing is not</p>	Surveying Flowering and Seed Production and Annual Monitoring Reports	During the growing period, or as soon as vegetative growth is observed, each enhancement/restoration and receptor site shall be monitored monthly through seed production for 10 years	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

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		<p>allowed or to instruct visitors to stay on trails. Specifications on fencing to protect biological resources and restrict human access shall be provided.</p> <p><u>Monitoring Methods</u></p> <p>Proposed plantings, enhancement/restoration, and receptor sites shall be monitored for 10 years following the completion of seeding or planting. The monitoring program shall consist of the observation and evidence of vegetative growth and the observation of emergent and flowering special-status plant species where required, along with seed production for flowering plants, photo-documentation, and measurements of annual rainfall.</p> <p>A County Planning-approved Restoration Biologist, restoration specialists, biologists, or horticulturists with appropriate credentials and experience in native habitat restoration shall perform monitoring. Continuity within the personnel and methodology of monitoring shall be maintained insofar as possible to ensure comparable assessments.</p> <p>The Biologist shall conduct monitoring surveys quarterly during the non-growing season for each enhanced or restored habitat type or particular plant species where required. During the growing period, or as soon as vegetative growth is observed, the enhancement/restoration and receptor sites shall be monitored on a every other week basis through seed production for 10 years to document the growth of the enhanced or restored habitat type or replacement population.</p> <p>Qualitative surveys, consisting of a general site walkover and habitat characterization, shall be completed during each monitoring visit. General observations, such as growth, flowering, and seed production, as well as pest problems, weed establishment, mortality, and site security, shall be noted in each site walkover. The Project Biologist shall also note observations on native plant recruitment for the purpose of later discussion in the annual reports. Records shall be kept of mortality and other problems, such as insect damage, weed infestation, and soil loss.</p> <p><u>Surveying Flowering and Seed Production.</u> In the case of replacement populations for specific species, flowering individuals observed within receptor sites shall be counted. As noted above, quantitative surveys may require multiple visits per month as the blooming period may be staggered along several months (i.e., vegetative growth or non-blooming individuals may not be detected until that individual has bloomed). Peak blooming periods may fluctuate year to year due to seasonal conditions; therefore, multiple visits shall aid in a more accurate count of flowering individuals. Each flowering individual in the restoration plots shall be tallied and recorded on data sheets. The total yearly population shall be calculated each year for the annual monitoring results.</p> <p><u>Photo-Documentation.</u> Permanent stations for photo-documentation shall be established prior to or during the first annual monitoring event. Photos shall be taken each monitoring period from the same vantage point and in the same direction each year and shall reflect material discussed in the annual monitoring report.</p> <p><u>Monitoring Schedule.</u> During the growing period, or as soon as vegetative growth is observed, each enhancement/restoration and receptor site shall be monitored monthly through seed production for 10 years.</p>				

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		<p><u>Annual Monitoring Reports.</u> At the end of each monitoring period, an annual report shall be prepared for submittal to County Planning. The report shall summarize the information collected during the qualitative and quantitative monitoring. Each report shall document the monitoring methods and description of the enhancement/restoration and receptor sites and provide copies of field data, photo-documentation, monitoring results, an analysis of success, and recommendations for the project and/or remedial measures if necessary.</p> <p>Since seeding of particular species may not occur when planned, monitoring shall be tied to the actual implementation date (e.g., the first annual report shall be delivered on January 1st of the year following the first growing season after enhancement/restoration and/or seeding). These reports shall describe the success of the relocation and shall discuss the efficacy of the various methods employed to propagate this species. These reports shall also include the following:</p> <ul style="list-style-type: none">▪ A list of names, titles, and companies of all persons who prepared the content of the annual report and participated in monitoring activities for that year▪ A vicinity map indicating location of the mitigation site▪ A mitigation site plan, identifying plot locations, photo station locations, etc. as appropriate▪ Copies of all monitoring photographs▪ An analysis of all qualitative and quantitative monitoring data <p><u>Performance Standards</u></p> <p>The performance standards set forth below are to be achieved for the mitigation and monitoring program to be considered successful. Because of the variability of growing conditions and the number of flowering individuals from year-to-year, the performance standards shall be considered to have been achieved if during any of 3 years of the 10-year monitoring period, the target acreage or population number is achieved. Thus, the annual standards provide a guide showing that the program is on a positive trajectory.</p> <ul style="list-style-type: none">▪ The growing conditions and number of flowering individuals in any given year can vary substantially, based on environmental conditions, such that it is necessary to observe translocated populations over a period of years to accurately determine survival. To this end, this plan includes a 10-year monitoring term to track flowering individuals, which provides the best and easiest indicators to track that the translocation is succeeding.▪ Various threats to plants must be minimized to ensure survival and ultimate flowering of seeded individuals leading to future germination/successful reproduction.▪ Habitat characteristics including non-native grasses and herbaceous weeds are important and require monitoring to determine that specific enhancement/restoration areas and translocation/receptor sites are exhibiting a positive trajectory. <p>Should the performance standards be achieved early in the program, monitoring shall continue for the full 10 years to ensure that there is no degradation of the habitat values during the 10-year period.</p>				

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		<p><u>Performance Standards for 10-Year Monitoring Period</u></p> <ul style="list-style-type: none">▪ Flowering of the total number of flowering plants originating from seed shall equal or exceed the number of container individuals counted during the 2-year monitoring period (at least 3 years of the 10-year monitoring period).▪ Emergence of leaves for of a minimum of 80% of the translocated bulbs▪ Flowering of a minimum of 60% of the translocated bulbs▪ Survival of 80% of established individuals▪ Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial planting (30%). <p><u>Adaptive Management</u></p> <p>The HMMP shall include adaptive management strategies in the event the mitigation and monitoring program fails to achieve the performance standards discussed above during the 10-year monitoring period; the Project Applicant shall implement the following remedial measures to attempt to achieve the performance standards:</p> <ul style="list-style-type: none">▪ If the enhancement/restoration areas or receptor sites are observed to be failing significantly to achieve the performance standard during the 10-year monitoring period, the Biological Monitor shall identify an alternate site(s) in the Conservation Area in which to broadcast seed from a contingency seed supply held at a seed facility (and maintained for at least 10 years). Should the performance standards be achieved, contingency seed would be broadcast in the enhancement/restoration areas or receptor sites.▪ If receptor sites appear on track to meet the performance standards, any remaining plant material may be planted after 5 years at the receptor sites (if space allows) or additional acceptable receptor sites shall be identified. This would allow for 5 years of monitoring of the container stock.▪ Seeds and/or bulbs shall continue to be harvested from plants maintained in the nursery and installed in the receptor sites on an as-needed basis to ensure translocation/receptor sites are progressing toward final performance.▪ The alternate site shall be prepared as outlined for the initial site and modifications incorporated as determined by the Project Biologist in coordination with County Planning. Once an approach has been determined in coordination with the County, the seed would be broadcast at the contingency seed and seeded at the alternate site, and a 10-year program, that includes monitoring and maintenance, would be initiated as set forth above.				
4.3	Biological Resources	MM-4.4-3: Special-Status Plants Seed and Bulb Survey, Salvage, and Translocation. The required Conservation Management Plan (CMP) approved by the County of Los Angeles (County) shall include a Special-Status Plant Mitigation and Monitoring Plan (SSPMMP) that shall provide guidance and methods to preserve the special-status plants known to occur within the Conservation Area (slender mariposa lily [<i>Calochortus clavatus</i> var. <i>clavatus</i>], Plummer's mariposa lily [<i>Calochortus plummerae</i>], Peirson's morning glory [<i>Calystegia peirsonii</i>], and scarlet Keckiella [<i>Keckiella ternata</i>]), along with a program of special-status plants seed collection and dispersal within the Conservation Area. The SSPMMP shall also include methods and approach to translocating mariposa lily individuals proposed for impact into the Conservation Area. The SSPMMP shall be developed and implemented with a	Preparation and approval of a Special-Status Plant Mitigation and Monitoring Plan	Prior to Project construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning and California Department of Fish and Wildlife
			Pre-construction surveys to map slender mariposa lily, Plummer's mariposa lily, Peirson's morning glory, and scarlet keckiella	Prior to construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Seed collection from slender mariposa lily, Plummer's mariposa	During the plant-specific appropriate time of year.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		program that does not conflict with other conservation easement resource management objectives. The SSPMMP shall provide details on site preparation measures, as well as specific methods for the pre-construction collection of seeds from all four species and the harvest of mariposa lily bulbs from impacted populations. The SSPMMP shall also provide detailed methods for the dispersal of that seed and the translocation of the harvested bulbs into the conservation easement areas within locations with appropriate soils and growing conditions for each species, as determined by a qualified biologist in coordination with the County and California Department of Fish and Wildlife. Finally, the SSPMMP shall provide a schedule and action plan for the maintenance and monitoring programs, including success criteria, and remedial contingency measures to be implemented if efforts are not successful. Pre-construction surveys shall be conducted in the Project footprint to map slender mariposa lily, Plummer's mariposa lily, Peirson's morning glory, and scarlet keckiella individual locations with a high-accuracy GPS unit and a permanent marker established in the field to locate the individual mariposa lilies for bulb collection. Seeds shall be collected from each species at the appropriate time of year. Mariposa lily bulbs shall remain in the ground until Project development. Prior to Project development, the bulbs shall be translocated within appropriate habitat in the Conservation Area. <u>Performance Standard.</u> Monitoring shall take place annually for 5 years from the time of establishment of the mariposa lily bulbs. The following success criteria is the minimum required by the end of the 5-year monitoring period: <ul style="list-style-type: none">▪ 25 slender mariposa lily▪ 44 scarlet keckiella▪ 600 Peirson's morning glory▪ 128 Plummer's mariposa lily If it appears that the population of these special-status plant species (slender mariposa lily, scarlet keckiella, Peirson's morning glory, and Plummer's mariposa lily) or the vegetation community composition and status are on the decline or have been degraded, remedial activities shall be implemented according to the CMP and the SSPMMP, and monitoring shall continue until the success criteria are met. These activities may include weed control, additional seeding, native plant establishment, or other activities where appropriate. Annual monitoring reports shall be submitted by August 31 of each year and shall include an evaluation of current monitoring data in relation to previous population observations (during previous monitoring years) and native enhancement efforts for slender mariposa lily, scarlet keckiella, Peirson's morning glory, and Plummer's mariposa lily. These reports shall also include any recommendations for remedial management measures and shall discuss other issues that need to be addressed, such as trespassing or vandalism.	lily, Peirson's morning glory, and scarlet keckiella. Mariposa lily bulbs shall remain in the ground until Project development	Prior to Project development, mariposa lily bulbs shall be translocated within appropriate habitat in the Conservation Area.		
			Mariposa lily bulb monitoring and reports	Annual Monitoring for 5 years from the time of establishment of the mariposa bulbs. Reports submitted by August 31 of each yar	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
4.4	Biological Resources	MM-4.4-4: Biological Monitoring. Prior to the issuance of a grading permit, the Applicant shall submit the qualifications of potential Biological Monitor(s) to the County of Los Angeles (County) Department of Regional Planning (Planning) for review and approval. The Applicant shall then fund the County Planning-approved Biological Monitor(s) during Project construction to monitor	Submittal of qualifications of potential biological monitors for review/approval	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Funding of County Planning-Approved biological monitor(s)	Prior to and during construction activities	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		construction activities and to ensure compliance with all mitigation measures. The Biological Monitor shall be present on site during all vegetation removal and each day prior to the commencement of grading activities. The Biological Monitor shall be responsible for conducting a pre-construction clearance survey, and any wildlife (common or special-status) shall be relocated to the Conservation Area. Pre-construction clearance surveys shall be conducted prior to construction of each new phase of the development. The Biological Monitor shall ensure that wildlife do not become entrapped in excavation or trenching areas. Safeguards shall be implemented during daytime periods of non-activity and overnight, such as a placing a platform over trenches, flush with the ground surface; installing escape ramps in trenches; or installing exclusionary fencing. Should relocation of any trapped wildlife be required, construction shall be halted until the Biological Monitor arrives on site and clears the work area (in compliance with all applicable permits and authorizations).	Pre-construction clearance surveys	Prior to construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
		Burrowing owl has the potential to occur as a transient during dispersal and migration. Focused pre-construction surveys for burrowing owl shall be conducted weekly by the Biological Monitor beginning 30 days prior to the commencement of vegetation removal, with the last/fourth survey being conducted three days prior to the commencement of vegetation removal. If burrowing owl are located during any focused pre-construction surveys, or during the monitoring of construction activities, a 500-foot no-work buffer shall be established around the location of the burrow(s), and County Planning and California Department of Fish and Wildlife (CDFW) shall be notified. CDFW shall be consulted regarding the potential need for an Incidental Take Permit per California Fish and Game Code 2081. The no-work buffer shall remain in place until the until the Project Applicant obtains confirmation from CDFW that it can be removed. The results of the surveys and any associated monitoring shall be documented in a Burrowing Owl Survey/Monitoring Report that shall be submitted to County Planning.	Focused pre-construction surveys for burrowing owl. If burrowing owl are located during any focused pre-construction surveys, or during the monitoring of construction activities, a 500-foot no-work buffer shall be established around the location of the burrow(s) and County Planning and CDFW shall be notified.	Focused pre-construction surveys to be conducted weekly by the Biological Monitor beginning 30 days prior to the commencement of vegetation removal, with the last/fourth survey being conducted three days prior to the commencement of vegetation removal. 500-foot no-work buffer shall be in place until the Project Applicant obtains confirmation from CDFW that it can be removed	Project Applicant or Developer and qualified biologist/Biological Monitor	County Department of Regional Planning and California Department of Fish and Wildlife
		The Biological Monitor shall also monitor any colonial roosts located within 500 feet from the Project limits to determine if Project activities are having a detrimental effect on the roost. If bats are exhibiting distress due to noise generated by Project activities, the Biological Monitor shall work with the construction contractor on ways to reduce activities in the proximity of the roost (e.g., limiting the number of tractors in the area). The results of the protective actions will be documented in the daily monitoring report.	If burrowing owl(s) found during pre-construction survey, CDFW shall be consulted regarding the potential need for an Incidental Take Permit	Immediately upon finding burrowing owl(s) during pre-construction survey	Project Applicant or Developer and qualified biologist/Biological Monitor	California Department of Fish and Wildlife
		The Biological Monitor shall regularly inspect the Project site as needed after the completion of all grading activities. Monthly spot-check monitoring is anticipated to be required throughout the construction of the Project for those areas that are graded but not yet developed/landscaped. During monthly visits, the biological monitor shall do the following: (1) address the potential establishment of invasive species and require weed abatement (if necessary) in accordance with MM-4.4-6, Invasive Species Prevention; (2) address the potential establishment of native vegetation/habitat to reduce the potential for impacts between phases of construction; (3) identify deficiencies, if applicable, with any erosion control measures that have the potential to negatively impact biological resources.	Preparation and submittal of Burrowing Owl Survey/Monitoring Report to County Planning	After completion of pre-construction survey for burrowing owl	Project Applicant or Developer and qualified biologist/Biological Monitor	County Department of Regional Planning
		Daily monitoring reports shall be prepared by the Biological Monitor that at a minimum document the results of any surveys conducted, wildlife relocations, construction activities performed, compliance issues observed, and corrective	Biological Monitoring of any colonial roosts within 500 feet from Project site; daily monitoring report	During Project construction activities	Biological Monitor and Construction Contractor	County Department of Regional Planning
			Monthly spot-check monitoring	After completion of all grading activities for areas that are graded but not yet developed/landscaped	Biological Monitor	County Department of Regional Planning
			Daily Monitoring Reports	During construction activities	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning and California Department of Fish and Wildlife, if requested

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		actions taken. The monitoring reports shall include photos. The monitoring reports shall be made available to County Planning and the California Department of Fish and Wildlife at their request.				
4.5	Biological Resources	MM-4.4-5: Demarcation of Disturbance Limits. Prior to commencement of earthwork for each phase of Project construction, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary high visibility construction fence), as recommended by the Biological Monitor approved by the County of Los Angeles. All construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits to prevent inadvertent disturbance to sensitive vegetation communities outside the limits of work. The flagging shall be maintained throughout construction.	Demarcation of Disturbance Limits	Prior to commencement of earthwork for each phase of Project construction	Project Applicant or Developer and Approved Biological Monitor	County Department of Regional Planning
4.6	Biological Resources	MM-4.4-6: Invasive Species Prevention. The Project shall not include invasive plant species listed on Appendix C of the SEA Ordinance Implementation Guide and in the California Invasive Plant Council inventory in Project landscaping palettes. Project landscape palettes shall be reviewed and approved by the County of Los Angeles (County) to ensure that invasive plant species are excluded. In addition, to prevent the spread of invasive plant species during construction and until the establishment of common landscaped areas associated with the Project, the following measures shall be implemented: <ul style="list-style-type: none">▪ A Workers Environmental Awareness Training (WEAT) program shall be prepared that shall include invasive species prevention measures implemented by the Project. The WEAT shall include descriptions of the common invasive plants known in the region. The WEAT shall also include descriptions of sensitive resources known to occur on the Project site and the procedures to follow should a sensitive resource be encountered.▪ All mobile vehicles and construction equipment shall be washed prior to entering the Project site in an upland location where any seed material from invasive species shall be contained and not carried onto the Project site. Logs of the washing shall be submitted monthly to the County Department of Regional Planning.▪ Following the completion of grading activities, for those areas of the Project site that are graded but not yet developed/landscaped, the County-approved Biological Monitor shall conduct monthly spot checks to prevent the introduction or establishment of invasive plant species onto the graded areas (see MM-4.4-4, Biological Monitoring). If invasive species are identified, the Biological Monitor shall remove the plants with hand tools or weeding equipment to prevent propagation.▪ All vegetative material removed from the Project footprint shall be transported in a covered vehicle and shall be disposed of at a certified disposal site.	Project landscaping palettes reviewed and approved by the County	Prior to planting on-site	Project Applicant or Developer	County Department of Regional Planning
			Preparation and implementation of a WEAT program.	During construction and until the establishment of common landscaped areas associated with the Project	Project Applicant or Developer	County Department of Regional Planning
			All mobile vehicles and construction equipment shall be washed prior to entering the Project site in an upland location where any seed material from invasive species shall be contained and not carried onto the Project site. Logs of the washing shall be submitted to County Department of Regional Planning.	During construction activities; logs of the washing for new equipment submitted monthly to County Department of Regional Planning	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			Spot Checks to prevent the introduction or establishment of invasive plant spaces onto graded areas, and removal of invasive species if found.	Following completion of grading activities or areas of the Project site that are graded but not yet developed/landscaped, conducting monthly spot checks	Project Applicant or Developer	County Department of Regional Planning
			Removal of vegetative material	During site preparation/grading activities	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
4.7	Biological Resources	MM-4.4-7: Landscaping Plan. Prior to the issuance of the first grading permit, the Applicant shall prepare a Landscaping Plan for the areas maintained by the Homeowners' Association (HOA) and submit the Landscaping Plan to the County of Los Angeles for review and approval. The Landscaping Plan for the HOA-maintained areas shall include, but not be limited to, the following requirements: <ul style="list-style-type: none">▪ The plant species list shall include scientific names, common names, plant container sizes, and quantities.	Preparation and approval of Landscaping Plan	Prior to the issuance of the first grading permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Landscaping Plan	During landscaping activities	Project Applicant or Developer and HOA	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none">▪ Invasive plant species (designated by California Invasive Plant Council) shall not be included in the Landscaping Plan as they could establish off site and have negative impacts to the adjacent habitats.▪ Non-native milkweeds shall not be included in the landscaping plan as they could establish off site and have negative impacts to the adjacent habitats.▪ The plant layout shall indicate the location of the plant species.▪ Planting notes shall include irrigation and plant installation requirements such as mulch requirements.▪ Ornamental varieties and selections of native species shall be avoided if they have the potential to hybridize with local native populations.▪ Where native species are required, the species shall be indigenous native species of the region (locally indigenous native species).				
4.8	Biological Resources	<p>MM-4.4-8: Crotch's Bumble Bee Habitat Preservation and Minimization Measures.</p> <p><u>Incidental Take Permit</u></p> <p>The Applicant shall consult with the California Department of Fish and Wildlife on obtaining an Incidental Take Permit (ITP), per California Fish and Game Code 2081, for the take of Crotch's bumble bee. The Applicant shall provide the County with a copy of the ITP, or proof that an ITP is not required, prior to issuance of a grading permit. Mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the Project, or as otherwise determined through the Incidental Take Permit process. Mitigation shall be accomplished through the preservation of on-site suitable habitat (MM-4.4-1) and off-site suitable habitat (MM-4.4-9). The Applicant shall be obligated to implement all minimization and avoidance measures conditions that are included in the ITP.</p> <p><u>Focused Survey</u></p> <p>Focused surveys for Crotch's bumble bee (<i>Bombus crotchii</i>) shall be conducted within the construction footprint prior to the start of ground-disturbing construction activities. The focused surveys shall include a habitat assessment and focused surveys, both of which shall be as described in the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species, released by the California Department of Fish and Wildlife (CDFW) on June 6, 2023, or the most current at the time of construction.</p> <p>The habitat assessment shall, at a minimum, include historical and current species occurrences; document potential habitat on site including foraging, nesting, and/or overwintering resources; and identify which plant species are present. For the purposes of this mitigation measure, nest resources are defined as abandoned small mammal burrows, bunch grasses with a duff layer, thatch, hollow trees, brush piles, and human-made structures that may support bumble bee colonies, such as rock walls, rubble, and furniture. The habitat assessment shall be repeated prior to February 1 in each year that ground-disturbing activities will occur to determine if foraging, nesting, or overwintering resources are present within the impact area. If nesting resources are present in the impact area, focused surveys shall be conducted.</p> <p>The focused survey shall be performed by a biologist with expertise in surveying for bumble bees and include at least three survey passes that are not on</p>	Applicant shall consult with California Department of Fish and Wildlife on obtaining an incidental Take Permit for the take of Crotch's bumble bee.	Prior to any construction activities	Project Applicant or Developer	County Department of Regional Planning and California Department of Fish and Wildlife
			Minimization and avoidance measures conditions of Crotch's bumble bee	During construction and operational activities	Project Applicant or Developer, and Construction Contractor	County Department of Regional Planning and California Department of Fish and Wildlife
			Pre-construction survey for Crotch's bumble bee within the construction footprint, including habitat assessment and focused surveys.	Prior to the start of ground-disturbing construction activities occurring during the Crotch's bumble bee nesting period (February 1 through October 31). The habitat assessment shall be repeated prior to February 1 in each year that ground-disturbing activities will occur to determine if nesting resources are present within the impact area. Surveys shall coincide with the colony active period (April 1 through August 31 for Crotch's bumble bee). Surveys may occur between 1 hour after sunrise and 2 hours before sunset.	Project Applicant or Developer and qualified biologist(s)	County Department of Regional Planning and California Department of Fish and Wildlife
			Submittal of written survey report	Submitted within 30 days of the pre-construction survey	Project Applicant or Developer and qualified biologist(s)	County Department of Regional Planning and California Department of Fish and Wildlife

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>sequential days or in the same week, preferably spaced 2 to 4 weeks apart. The timing of these surveys shall coincide with the colony active period (April 1 through August 31 for Crotch's bumble bee). Surveys may occur between 1 hour after sunrise and 2 hours before sunset. Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling), and surveyors shall wait at least 1 hour following rain. Optimal surveys are conducted when there are sunny to partly sunny skies and ambient temperatures are greater than 60° Fahrenheit. Surveys may be conducted earlier than April 1 if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. Worker bees should arrive and exit an active nest site with frequency, such that their presence would be apparent after 5 minutes of observation. If a bumble bee worker is detected, then a representative shall be identified to species.</p> <p>Biologists should be able to view several burrows at one time to sufficiently determine if bees are entering/exiting them depending on their proximity to one another. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point that would provide 100% visual coverage; this could include a 30- to 50-foot-wide area. If a nest is suspected, the surveyor can block the entrance of the possible nest with a sterile vial or jar until nest activity is confirmed (no longer than 30 minutes).</p> <p>Identification shall include trained biologists netting/capturing the representative bumble bee in appropriate insect nets, per the protocol in the U.S. National Protocol Framework for the Inventory and Monitoring of Bees. The bee shall be placed in a clear container for observation and photographic documentation if able. The bee shall be photographed using a macro lens from various angles to ensure recordation of key identifying characteristics. If bumble bee identifying characteristics cannot be adequately captured in the container due to movement, the container shall be placed in a cooler with ice until the bumble bee becomes inactive (generally within 15 minutes). Once inert, the bumble bee shall be removed from the container and placed on a white sheet of paper or card for examination and photographic documentation. The bumble bee shall be released into the same area from which it was captured upon completion of identification. Based on implementation of this method on a variety of other bumble bee species, they become active shortly after removal from the cold environment, so photography must be performed quickly.</p> <p>If Crotch's bumble bee nests are not detected, no further mitigation would be required. The mere presence of foraging Crotch's bumble bees would not require implementation of additional minimization measures because they can forage up to 10 kilometers from their nests. If nest resources occupied by Crotch's bumble bee are detected within the construction area, no construction activities shall occur within 100 feet of the nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The nest resources shall be avoided for the duration of the Crotch's bumble bee nesting period (February 1 through October 31). Outside of the nesting season, it is assumed that no live individuals would be present within the nest as the daughter queens (gynes) usually leave by September, and all other individuals (original queen, workers, males) die. The gyne is highly mobile</p>				

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>and can independently disperse to outside of the construction footprint to surrounding open space areas that support suitable hibernacula resources.</p> <p>A written survey report shall be submitted to the County of Los Angeles (County) and CDFW within 30 days of the pre-construction survey. The report shall include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch's bumble bee nest sites or individuals observed. The survey report shall include the qualifications/resumes of the surveyor(s) and approved biologist(s) for identification of photo vouchers and detailed habitat assessment. If Crotch's bumble bee nests are observed, the survey report shall also include recommendations for avoidance, and the location information shall be submitted to the California Natural Diversity Database at the time of, or prior to, submittal of the survey report.</p> <p>If the nest resources cannot be avoided, as outlined in this measure, the project applicant shall consult with CDFW regarding the need to obtain an Incidental Take Permit. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch's bumble bee may supersede measures provided in this California Environmental Quality Act document and shall be incorporated into the Habitat Mitigation and Monitoring Plan.</p>				
4.9	Biological Resources	MM-4.4-9: Off-Site Habitat Preservation. Prior to final map recordation, the Applicant shall obtain a letter of intent from the future Conservation Easement holder. Prior to issuance of a grading permit, the Applicant shall demonstrate recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves off-site habitat for long-term conservation and management ("off-site conservation area"). As part of recording the conservation easement for any off-site parcel(s), a Conservation Management Plan (CMP) applicable to the off-site conservation area shall be prepared and submitted to the Los Angeles County (County) Department of Regional Planning (Planning) for approval. The CMP shall identify the required resource management activities and the entities that shall be responsible for managing those activities in perpetuity. The conservation easement holder shall be an entity that has as part of its mission the protection of the environment, including lands, plant species, and/or wildlife species, and can be expected by its organization and history to remain in existence for the foreseeable future. The California Department of Fish and Wildlife (CDFW) per Government Code Section 65967(c) shall review the entity. The entity that holds the endowment shall first meet the criteria outlined in Government Code Section 65968(b). Funding for the conservation easement and implementation of the tasks in the CMP shall be maintained in perpetuity and shall be provided by a traditional endowment, establishing a community facilities district or landscape management district, or through contractual obligation with the Homeowners' Association or other equivalent mechanism(s). <p>One or more of the following options shall be used to provide adequate preservation for Project-related impacts to vegetation communities and wildlife habitat within the Significant Ecological Area (SEA) Ordinance Implementation Guide Resource Categories 1 and 3. The proposed off-site conservation area lands must support resources similar to those disturbed by the Project (i.e., sensitive vegetation communities, special-status plant and wildlife habitats, jurisdictional waters, and protected trees) and be connected with other natural open space areas. To determine that these conditions are present, the Applicant shall fund a</p>	A letter of intent shall be obtained from the Conservation Easement holder.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Recordation of a Conservation Easement	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Conservation Management Plan	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning
			Conservation Easement holder approval	Prior to issuance of grading activities	Project Applicant or Developer	County Department of Regional Planning
			Funding by Applicant of biological resources assessment by a County Planning-approved Biologist for any parcel proposed for preservation, and the results of the assessment shall be submitted to County Department of Regional Planning for their approval to be used as mitigation	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Conservation Management Plan/off-site habitat preservation	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party																										
		<p>biological resources assessment by a County Planning-approved Biologist for any parcel proposed for preservation, and the results of the assessment shall be submitted to County Planning for their approval to be used as mitigation.</p> <p><u>In-Kind and Off-Site in the Santa Susana Mountains and Simi Hills Significant Ecological Area</u></p> <p>For parcels within the SEA that support in-kind vegetation communities as those found in the Project site, the preservation ratios for each of the SEA Resource Categories listed would be in accordance with the SEA Ordinance Implementation Guide. The following table indicates the minimum preserved acres required for off-site preservation of in-kind vegetation communities (communities classified as the same as those being impacted by the Project) within the SEA.</p> <p>In-Kind Vegetation Communities Preserved Off-Site in the Santa Susana Mountains and Simi Hills Significant Ecological Area</p> <table><tr><th>Alliance</th><th>Required In-Kind Preserved Acres</th></tr><tr><td colspan="2">SEA Resource Category 1 (Mitigated at 5:1)</td></tr><tr><td><i>Baccharis salicifolia</i> Shrubland</td><td>11.65</td></tr><tr><td><i>Salix gooddingii</i>–<i>Salix laevigata</i> Forest and Woodland</td><td>6.22</td></tr><tr><td><i>Sub-Total</i></td><td><i>17.87</i></td></tr><tr><td colspan="2">SEA Resource Category 3 (Mitigated at 3:1)</td></tr><tr><td><i>Ericameria palmeri</i> Provisional Shrubland</td><td>2.00</td></tr><tr><td><i>Eriodictyon crassifolium</i> Provisional Shrubland</td><td>0.84^a</td></tr><tr><td><i>Nassella (Stipa)</i> spp.–<i>Melica</i> spp. Herbaceous</td><td>0.20</td></tr><tr><td><i>Quercus agrifolia</i> Forest and Woodland</td><td>30.50^b</td></tr><tr><td><i>Rhus trilobata</i>–<i>Crataegus rivularis</i>–<i>Forestiera pubescens</i> Shrubland</td><td>0.07^a</td></tr><tr><td><i>Sub-Total</i></td><td><i>33.61</i></td></tr><tr><td>Total</td><td>51.48</td></tr></table> <p>Notes: SEA = Significant Ecological Area. ^a None would be needed if MM-4.4-2, Habitat Mitigation and Monitoring Plan, is implemented. ^b 15.30 acres shall be needed if MM-4.4-2 is implemented.</p> <p><u>Out-of-Kind and Within the Santa Susana Mountains and Simi Hills Significant Ecological Area</u></p> <p>Preservation of out-of-kind vegetation communities (communities classified as being different than those being impacted by the Project) that are in the same group (defined by combinations of relatively narrow sets of diagnostic plant species (including dominant and co-dominant species, broadly similar composition, and diagnostic growth forms that reflect biogeographic differences in mesoclimate, geology, substrates, hydrology, and disturbance regimes as defined by the Federal Geographic Data Committee in the 2006 Draft National Vegetation Classification Standard) as the impacted vegetation communities (as</p>	Alliance	Required In-Kind Preserved Acres	SEA Resource Category 1 (Mitigated at 5:1)		<i>Baccharis salicifolia</i> Shrubland	11.65	<i>Salix gooddingii</i> – <i>Salix laevigata</i> Forest and Woodland	6.22	<i>Sub-Total</i>	<i>17.87</i>	SEA Resource Category 3 (Mitigated at 3:1)		<i>Ericameria palmeri</i> Provisional Shrubland	2.00	<i>Eriodictyon crassifolium</i> Provisional Shrubland	0.84 ^a	<i>Nassella (Stipa)</i> spp.– <i>Melica</i> spp. Herbaceous	0.20	<i>Quercus agrifolia</i> Forest and Woodland	30.50 ^b	<i>Rhus trilobata</i> – <i>Crataegus rivularis</i> – <i>Forestiera pubescens</i> Shrubland	0.07 ^a	<i>Sub-Total</i>	<i>33.61</i>	Total	51.48				
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		<p>defined by the National Vegetation Classification Standards) can be satisfied with the acquisition of parcels within the Santa Susana Mountains and Simi Hills SEA. For preserved lands within the same Resource Category, a multiplier of 1.5 shall be applied to increase lands for preservation, as shown in the following table. For preserved lands within a higher sensitivity Resource Category, a multiplier of 1.25 shall be applied, as shown in the following table. Lower sensitivity Resource Categories may not satisfy mitigation requirements for higher sensitivity Resource Categories. For the two Resource Category 1 communities, preservation shall be a riparian-associated vegetation community.</p> <p>Out-of-Kind Vegetation Communities Preserved Within the Santa Susana Mountains and Simi Hills Significant Ecological Area</p> <table><tr><th>Alliance</th><th>Out-of-Kind-Same Resource Category Preserved Acres</th><th>Out-of-Kind-Higher Resource Category Preserved Acres</th></tr><tr><td>SEA Resource Category 1 (Mitigated at 5:1)</td><td>1.5 Multiplier</td><td>1.25 Multiplier</td></tr><tr><td><i>Baccharis salicifolia</i> Shrubland</td><td>17.47</td><td>NA</td></tr><tr><td><i>Salix gooddingii</i>–<i>Salix laevigata</i> Forest and Woodland</td><td>9.33</td><td>NA</td></tr><tr><td><i>Subtotal</i></td><td><i>26.81</i></td><td><i>NA</i></td></tr><tr><td>SEA Resource Category 3 (Mitigated at 3:1)</td><td>1.5 Multiplier</td><td>1.25 Multiplier</td></tr><tr><td><i>Ericameria palmeri</i> Provisional Shrubland</td><td>3.00</td><td>2.50</td></tr><tr><td><i>Eriodictyon crassifolium</i> Provisional Shrubland</td><td>1.26^a</td><td>1.0505^a</td></tr><tr><td><i>Nassella (Stipa) spp.</i>–<i>Melica</i> spp. Herbaceous</td><td>0.31</td><td>0.25</td></tr><tr><td><i>Quercus agrifolia</i> Forest and Woodland</td><td>45.75^b</td><td>38.13^c</td></tr><tr><td><i>Rhus trilobata</i>–<i>Crataegus rivularis</i>–<i>Forestiera pubescens</i> Shrubland</td><td>0.10^a</td><td>0.08^a</td></tr><tr><td><i>Subtotal</i></td><td><i>50.42</i></td><td><i>42.01</i></td></tr><tr><td><i>Total</i></td><td><i>77.23</i></td><td><i>42.01</i></td></tr></table> <p>Notes: NA = Not Applicable (due to there being no higher Resource Category) ^a None would be needed if MM-4.4-2, Habitat Mitigation and Monitoring Plan, is implemented. ^b 22.95 acres will need to be preserved if MM-4.4-2 is implemented. ^c 19.13 acres will need to be preserved if MM-4.4-2 is implemented.</p>	Alliance	Out-of-Kind-Same Resource Category Preserved Acres	Out-of-Kind-Higher Resource Category Preserved Acres	SEA Resource Category 1 (Mitigated at 5:1)	1.5 Multiplier	1.25 Multiplier	<i>Baccharis salicifolia</i> Shrubland	17.47	NA	<i>Salix gooddingii</i> – <i>Salix laevigata</i> Forest and Woodland	9.33	NA	<i>Subtotal</i>	<i>26.81</i>	<i>NA</i>	SEA Resource Category 3 (Mitigated at 3:1)	1.5 Multiplier	1.25 Multiplier	<i>Ericameria palmeri</i> Provisional Shrubland	3.00	2.50	<i>Eriodictyon crassifolium</i> Provisional Shrubland	1.26 ^a	1.0505 ^a	<i>Nassella (Stipa) spp.</i> – <i>Melica</i> spp. Herbaceous	0.31	0.25	<i>Quercus agrifolia</i> Forest and Woodland	45.75 ^b	38.13 ^c	<i>Rhus trilobata</i> – <i>Crataegus rivularis</i> – <i>Forestiera pubescens</i> Shrubland	0.10 ^a	0.08 ^a	<i>Subtotal</i>	<i>50.42</i>	<i>42.01</i>	<i>Total</i>	<i>77.23</i>	<i>42.01</i>				
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		<p><u>Vegetation Communities Preserved Within the Santa Clara River Significant Ecological Area</u></p> <p>Off-site preservation within portions of the Santa Clara River SEA that are contiguous with the Santa Susana Mountains and Simi Hills SEA shall be considered if the area supports the same resource values as the Project site and is connected with other natural open space. Preservation of vegetation communities shall be acquired within the adjacent Santa Clara River SEA at a multiplier of 2 for in-kind preservation, multiplier of 2.5 for out-of-kind preservation but within the same Resource Category, and a multiplier of 2.25 for out-of-kind preservation but a higher level Resource Category, as shown in the following table. For the two Resource Category 1 communities, preservation shall be a riparian-associated vegetation community.</p> <p>Vegetation Communities Preserved Within the Santa Clara River Significant Ecological Area</p> <table><tr><th>Alliance</th><th>In-Kind Preserved Acres</th><th>Out-of-Kind-Same Resource Category Preserved Acres</th><th>Out-of-Kind-Higher Resource Category Preserved Acres</th></tr><tr><th>SEA Resource Category 1 (Mitigated at 5:1)</th><th>2 Multiplier</th><th>2.5 Multiplier</th><th>2.25 Multiplier</th></tr><tr><td><i>Baccharis salicifolia</i> Shrubland</td><td>23.30</td><td>29.12</td><td>NA</td></tr><tr><td><i>Salix gooddingii</i>–<i>Salix laevigata</i> Forest and Woodland</td><td>12.45</td><td>15.56</td><td>NA</td></tr><tr><td><i>Sub-Total</i></td><td>35.74</td><td>44.68</td><td>NA</td></tr><tr><th>SEA Resource Category 3 (Mitigated at 3:1)</th><th>2 Multiplier</th><th>2.5 Multiplier</th><th>2.25 Multiplier</th></tr><tr><td><i>Ericameria palmeri</i> Provisional Shrubland</td><td>4.00</td><td>5.00</td><td>4.50</td></tr><tr><td><i>Eriodictyon crassifolium</i> Provisional Shrubland</td><td>1.67^a</td><td>2.09^a</td><td>1.88^a</td></tr><tr><td><i>Nassella (Stipa) spp.</i>–<i>Melica</i> spp. <i>Herbaceous</i></td><td>0.41</td><td>0.51</td><td>0.46</td></tr><tr><td><i>Quercus agrifolia</i> Forest and Woodland</td><td>61.00^b</td><td>76.25^c</td><td>68.63^d</td></tr><tr><td><i>Rhus trilobata</i>–<i>Crataegus rivularis</i>–<i>Forestiera pubescens</i> Shrubland</td><td>0.13^a</td><td>0.17^a</td><td>0.15^a</td></tr><tr><td><i>Sub-Total</i></td><td>67.21</td><td>84.02</td><td>75.62</td></tr><tr><td><i>Total</i></td><td>102.95</td><td>128.70</td><td>75.62</td></tr></table> <p>Notes: NA = Not Applicable (due to there being no higher Resource Category) ^a None would be needed to be preserved off-site if MM-4.4-2 is implemented. ^b 30.60 acres would be needed if MM-4.4-2 is implemented.</p>	Alliance	In-Kind Preserved Acres	Out-of-Kind-Same Resource Category Preserved Acres	Out-of-Kind-Higher Resource Category Preserved Acres	SEA Resource Category 1 (Mitigated at 5:1)	2 Multiplier	2.5 Multiplier	2.25 Multiplier	<i>Baccharis salicifolia</i> Shrubland	23.30	29.12	NA	<i>Salix gooddingii</i> – <i>Salix laevigata</i> Forest and Woodland	12.45	15.56	NA	<i>Sub-Total</i>	35.74	44.68	NA	SEA Resource Category 3 (Mitigated at 3:1)	2 Multiplier	2.5 Multiplier	2.25 Multiplier	<i>Ericameria palmeri</i> Provisional Shrubland	4.00	5.00	4.50	<i>Eriodictyon crassifolium</i> Provisional Shrubland	1.67 ^a	2.09 ^a	1.88 ^a	<i>Nassella (Stipa) spp.</i> – <i>Melica</i> spp. <i>Herbaceous</i>	0.41	0.51	0.46	<i>Quercus agrifolia</i> Forest and Woodland	61.00 ^b	76.25 ^c	68.63 ^d	<i>Rhus trilobata</i> – <i>Crataegus rivularis</i> – <i>Forestiera pubescens</i> Shrubland	0.13 ^a	0.17 ^a	0.15 ^a	<i>Sub-Total</i>	67.21	84.02	75.62	<i>Total</i>	102.95	128.70	75.62				
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		<div><div><div>◦ 38.25 acres would be needed to be preserved if MM-4.4-2 is implemented.</div><div>◦ 34.43 acres would be needed to be preserved if MM-4.4-2 is implemented.</div></div><p><u>Preservation of Assessor’s Parcel Numbers 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067</u></p><p>The six parcels are located within the Santa Susana Mountains/Simi Hills SEA, approximately 1 mile south-southwest of the Project site.</p><p>Nine vegetation communities were mapped in the six parcels, as listed in the table below. Two SEA Resource Category 3 communities, <i>Pseudotsuga macrocarpa</i>–<i>Quercus agrifolia</i> association (bigcone Douglas fir–coast live oak forest) and <i>Quercus agrifolia</i> association (coast live oak woodland and forest) occur, primarily on north-facing slopes and canyon bottoms. The seven SEA Resource Category 4 communities are shrub-dominated and consist of chaparral and coastal scrub species.</p><p>Assessor’s Parcels Numbers 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067</p><table><tr><th>Vegetation Community</th><th>Acres</th></tr><tr><td colspan="2">SEA Resource Category 1</td></tr><tr><td><i>Quercus agrifolia</i> Association Southern Coast Live Oak Riparian Forest (Water Resources)</td><td>27.47</td></tr><tr><td colspan="2">SEA Resource Category 3</td></tr><tr><td><i>Pseudotsuga macrocarpa</i>–<i>Quercus agrifolia</i> Association</td><td>4.02</td></tr><tr><td><i>Quercus agrifolia</i> Association</td><td>50.89</td></tr><tr><td>Subtotal</td><td>54.91</td></tr><tr><td colspan="2">SEA Resource Category 4</td></tr><tr><td><i>Adenostoma fasciculatum</i>–<i>Salvia leucophylla</i> Association</td><td>11.35</td></tr><tr><td><i>Adenostoma fasciculatum</i>–<i>Salvia mellifera</i> Mixed Shrub Association</td><td>1.16</td></tr><tr><td><i>Adenostoma fasciculatum</i> Association</td><td>77.08</td></tr><tr><td><i>Artemisia californica</i>–<i>Eriogonum fasciculatum</i> Association</td><td>2.08</td></tr><tr><td><i>Ceanothus crassifolius</i>–<i>Adenostoma fasciculatum</i>–<i>Rhus ovata</i> Association</td><td>249.26</td></tr><tr><td><i>Ceanothus crassifolius</i>–<i>Adenostoma fasciculatum</i> Association</td><td>14.37</td></tr><tr><td><i>Malacothamnus fasciculatus</i>–<i>Salvia leucophylla</i> Association</td><td>2.54</td></tr><tr><td><i>Malosma laurina</i>–<i>Eriogonum fasciculatum</i> Association</td><td>12.93</td></tr><tr><td>Wild oats and annual brome grasslands Semi-natural Alliance</td><td>12.24</td></tr><tr><td>Subtotal</td><td>383.01</td></tr></table></div>	Vegetation Community	Acres	SEA Resource Category 1		<i>Quercus agrifolia</i> Association Southern Coast Live Oak Riparian Forest (Water Resources)	27.47	SEA Resource Category 3		<i>Pseudotsuga macrocarpa</i> – <i>Quercus agrifolia</i> Association	4.02	<i>Quercus agrifolia</i> Association	50.89	Subtotal	54.91	SEA Resource Category 4		<i>Adenostoma fasciculatum</i> – <i>Salvia leucophylla</i> Association	11.35	<i>Adenostoma fasciculatum</i> – <i>Salvia mellifera</i> Mixed Shrub Association	1.16	<i>Adenostoma fasciculatum</i> Association	77.08	<i>Artemisia californica</i> – <i>Eriogonum fasciculatum</i> Association	2.08	<i>Ceanothus crassifolius</i> – <i>Adenostoma fasciculatum</i> – <i>Rhus ovata</i> Association	249.26	<i>Ceanothus crassifolius</i> – <i>Adenostoma fasciculatum</i> Association	14.37	<i>Malacothamnus fasciculatus</i> – <i>Salvia leucophylla</i> Association	2.54	<i>Malosma laurina</i> – <i>Eriogonum fasciculatum</i> Association	12.93	Wild oats and annual brome grasslands Semi-natural Alliance	12.24	Subtotal	383.01				
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		<table><tr><th colspan="2">SEA Resource Category</th></tr><tr><td>Urban/Developed</td><td>1.31</td></tr><tr><td>Total</td><td>466.70</td></tr></table> <p>Note: SEA = Significant Ecological Area.</p> <p>The drainages in the six parcels are part of the Wiley Canyon and Towsley Canyon watersheds that contribute to the South Fork of the Santa Clara River. The desktop analysis resulted in 13.30 acres of potential streams in the six parcels. The method for determining potential adjacent riparian oak forest resulted in 27.47 acres of SEA Category 1 Water Resources. The remaining 54.91 acres of <i>Pseudotsuga macrocarpa</i>–<i>Quercus agrifolia</i> association and <i>Quercus agrifolia</i> association would be considered upland and SEA Resource Category 3.</p> <p>As shown in the following table, the off-site conservation area provides sufficient acreage to fully offset impacts to SEA Resource Category 4 vegetation communities (for SEA Resource Category 4, preservation can be out-of-kind if the resource is of the same category.) and to partially offset impacts to SEA Resource Category 3 (for this discussion, the creation of vegetation communities within the <i>Brassica nigra</i>–<i>Centaurea melitensis</i> herbaceous semi-natural stands is not included; however, if oak trees are planted as replacement for SEA protected trees, then an argument shall be made that planted oaks also constitute the creation of oak woodland). The 27.47 acres of SEA Category 1 Water Resources and the 54.91 acres of SEA Resource Category 3 provides the necessary acres of preservation for these two categories. The parcels provide an additional 26.72 acres of SEA Resource Category 3 vegetation communities and 503.17 acres of SEA Resource Category 4 vegetation communities.</p> <p>[Note: Due to the size of the table “Impacts to SEA Resource Category Communities and Proposed Preservation for the Trails at Lyons Canyon Project Using APNs 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067” and for formatting purposes, this table is included instead at the end of this section.</p> <p><u>Mitigation Bank Credits</u></p> <p>Off-site purchase of mitigation credit from a County Planning-approved mitigation bank shall be completed prior to the issuance of grading permits. The mitigation bank would have to be located within the Santa Susana Mountains and Simi Hills SEA or be contiguous with the SEA. The credits purchased must meet the acres calculated by using a multiplier of 3 applied to the preservation ratios stated in the SEA Ordinance Implementation Guide for SEA Resource Categories 1 and 3, as shown in the following table.</p> <p>Mitigation Credits Required to be Purchased from a County-Approved Mitigation Bank</p> <table><tr><th>SEA Resource Category</th><th>Mitigations Credits Required</th></tr><tr><td>1</td><td>53.61^a</td></tr><tr><td>3</td><td>100.83^{b,c}</td></tr></table> <p>Notes: County = County of Los Angeles; SEA = Significant Ecological Area.</p> <p>^a Riparian scrub.</p>	SEA Resource Category		Urban/Developed	1.31	Total	466.70	SEA Resource Category	Mitigations Credits Required	1	53.61 ^a	3	100.83 ^{b,c}				
SEA Resource Category																		
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		<div><div><div>b</div><div>c</div></div><div>91.50 woodland, 8.72 shrubland, and 0.61 grassland 45.90 woodland, 6.01 shrubland, and 0.61 grassland (totaling 52.52) would be needed if MM-4.4-2 is implemented.</div></div> <p>Mitigation lands shall consist of similar or higher quality habitat than found on the Project site. Should credits not be available, then compensation may be in the form a County-approved turnkey project with a mitigation bank and/or other County Planning-approved option. Selected mitigation banks shall be accredited through CDFW and/or the County to have established conservation easements that shall ensure the preservation of the resources in perpetuity.</p>				
4.10	Biological Resources	<p>MM-4.4-10: Special-Status Wildlife Relocation Plan. Prior to commencement of any earthmoving activities or the pre-construction staging of equipment on the Project site, the Project Applicant shall contract with a biologist approved by the County of Los Angeles (County) to develop a Pre-construction Wildlife Survey and Relocation Plan for terrestrial reptiles, including the California newt (<i>Taricha torosa</i>), two-striped gartersnake (<i>Thamnophis hammondi</i>), Southern California legless lizard (<i>Anniella stebbinsi</i>), and coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>). The Pre-construction Wildlife Survey and Relocation Plan shall be submitted to the County for review prior to any ground-disturbing activities within potentially occupied habitat.</p> <p>The plan shall include at a minimum, the following:</p> <ul style="list-style-type: none">▪ Protocols for pre-construction surveys to flush out and/or move identified special-status wildlife within the Study Area, as feasible<ul style="list-style-type: none">- Relocation to the Conservation Area shall be the primary location, unless otherwise approved by the County▪ The timing, frequency, and locations where surveys should be conducted<ul style="list-style-type: none">- Surveys shall be conducted 24 hours prior to construction activities and repeated the morning of the proposed activity- Surveys shall be conducted in all areas anticipated to be subject to vegetation clearing▪ The habitat and conditions in the proposed relocation site(s)▪ The methods that would be used for trapping and relocating identified species<ul style="list-style-type: none">- All equipment used in the effort shall be cleaned and decontaminated to minimize the spread of herpetofaunal pathogens (per the 2020 article by Julian et al. in the Herpetological Review, Minimizing the Spread of Herpetofaunal Pathogens in Aquatic Habitats by Decontaminating Construction Equipment)- Any wildlife handling and relocation methodology from the Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) shall be incorporated in the Pre-construction Survey and Relocation Plan▪ Protocols for documentation/recording of the species and number of animals relocated<ul style="list-style-type: none">- Relocations shall be logged and made available to the County, if requested▪ Protocols for notifying CDFW if identified species cannot be relocated<ul style="list-style-type: none">- Attempts at relocation shall be logged, and notification shall occur within 24 hours▪ The timing and frequency of reports documenting the results of the surveys	Applicant shall contract with a biologist approved by the County of Los Angeles to develop a Pre-construction Wildlife Survey and Relocation Plan for terrestrial reptiles, including the California newt (<i>Taricha torosa</i>), two-striped gartersnake (<i>Thamnophis hammondi</i>), Southern California legless lizard (<i>Anniella stebbinsi</i>), and coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>).	Prior to commencement of any earthmoving activities or the pre-construction staging of equipment on the Project site	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Submittal of Pre-construction Wildlife Survey and Relocation Plan to County for review	Prior to any ground-disturbing activities within potentially occupied habitat	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Implementation of Pre-construction Wildlife Survey and Relocation Plan, including pre-construction surveys, and protocols for documentation/recording of the species and number of animals relocated	Surveys shall be conducted 24 hours prior to construction activities and repeated the morning of the proposed activity. Attempts at relocation shall be logged, and notification shall occur within 24 hours	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.11	Biological Resources	<p>MM-4.4-11: Nesting Bird Avoidance. Project construction shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act and California Fish and Game Code with methods approved by the California Department of Fish and Wildlife to protect active bird/raptor nests. Vegetation removal shall occur during the non-breeding season for nesting birds (generally late September to early March) and nesting raptors (generally early July to late January) to avoid impacts to nesting birds and raptors.</p> <p>For the remaining Project activities initiated during the breeding season for nesting birds (March 1–September 30) and nesting raptors (February 1–June 30), a pre-construction survey shall be conducted by the Biological Monitor (MM-4.4-4) for nesting birds and/or raptors within 3 days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors). If the Biological Monitoring does not find any active nests or immediately adjacent to the impact areas, the Project activity shall be allowed to proceed.</p> <p>If the Biological Monitor finds an active nest adjacent to the construction area and determines that the nest may be indirectly impacted or breeding activities substantially disrupted, the Biological Monitor shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Any nest found during survey efforts shall be mapped on the construction plans, which will be included in the report(s) documenting the survey(s) that will be submitted to the County within three days of the completion of the survey. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by the Biological Monitor: (1) work limits shall be established within a buffer around any occupied nest (the buffer shall be 100–300 feet for nesting non-raptors and 300–500 feet for nesting raptors), unless otherwise determined by the Biological Monitor and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by the Biological Monitor. Encroachment into the buffer area around a known nest shall only be allowed if the Biological Monitor determines that the proposed activity would not disturb the nest occupants. Construction can proceed when the Biological Monitor has determined that fledglings have left the nest, or the nest has failed.</p>	Nesting bird avoidance during construction and vegetation removal activities.	Vegetation removal shall occur during the non-breeding season for nesting birds (generally late September to early March) and nesting raptors (generally early July to late January)	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Pre-construction surveys for nesting birds and nesting raptors for Project activities initiated during breeding season for nesting birds and nesting raptors.	Conducted within 3 days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors)	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
			During pre-construction survey, if active nests found, Biological Monitor to delineate a buffer zone around the nest. Reports to be prepared to document the survey(s).	Survey conducted within three (3) days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors. Survey reports submitted within three (3) days of the completion of the survey	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
4.12	Biological Resources	<p>MM-4.4-12: Lighting Plan. Prior to issuance of the building permit, the Applicant shall prepare lighting plans for submission and approval by the Los Angeles County (County) Department of Regional Planning (Planning) that identify the type, layout, and luminaire wattage of all exterior fixtures to be employed in association with the Project. The plan shall demonstrate compliance with Chapter 22.80 (Rural Outdoor Lighting District) of the County Code. The lighting plan shall at a minimum address and conform to the Rural Outdoor Lighting District as well as the following requirements, and Planning must approve all aspects of the final submitted lighting plans.</p> <ul style="list-style-type: none">▪ Wherever feasible and compatible with requirements for nighttime safety and security, outdoor lighting shall be not be operated adjacent to native habitats.▪ Outdoor lighting shall be fully shielded so that bulbs and lenses are not visible and shall cause no light trespass into native habitats or skyward. No lighting shall be directed toward native habitats.	Preparation of lighting plans for submission and approval	Prior to issuance of the building permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Lighting Plan	Before and during Project operations	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none">▪ Light fixtures shall be mounted as low as possible to minimize light trespass.▪ The lowest amount of light shall be employed that is needed for the task. The lighting shall only illuminate the area needed and shall be no brighter than necessary. This includes lighting for stage events.▪ Motion sensors or automatic controls shall be employed to ensure that lights are not left on longer than necessary.▪ Only warm light sources shall be used for outdoor lighting. The amount of blue light emitted shall be minimized, as blue light has been shown to harm human health and endanger wildlife. Warm (or subdued) light sources recommended for use outdoors include low-pressure sodium, high-pressure sodium, and low-color-temperature LEDs. Wherever feasible, lighting color temperature shall not exceed 2,200 kelvins.▪ The following types of lighting are prohibited and shall not be used: drop-down lenses, mercury vapor lights, ultraviolet lights, searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves.▪ Project structures shall utilize non-reflective materials to avoid glare intruding into native habitats.▪ Landscape screens shall be employed where feasible to reduce glare from vehicle headlights into native habitats.				
4.13	Biological Resources	<p>MM-4.4-13: <i>Homeowners’ Association Covenants, Conditions, and Restrictions.</i> The Homeowners’ Association (HOA) Covenants, Conditions, and Restrictions (CC&Rs), which are reviewed and approved prior to final map recordation, then recorded immediately after the final map records, shall include the following requirements to reduce potential human impacts on adjacent habitats and wildlife species:</p> <ul style="list-style-type: none">▪ Invasive plant species (designated by the California Invasive Plant Council) shall be prohibited on all residential lots, as they could establish off site and have negative impacts to the adjacent habitats.▪ All trash/garbage waste and recycling receptacles shall have locking devices that discourage wildlife foraging in common areas/parks and shall encourage the use of such locking devices on residential receptacles, as feasible.▪ Intentional feeding of wildlife, including mule deer, is prohibited.▪ The use of rodenticides is prohibited.▪ Speed limits of 15 to 25 mph shall be posted, and the CCRs shall require residents to comply with the posted speed limits.▪ Smoking shall be prohibited in open space areas.▪ The HOA shall not use balloons for any community events, and the use of balloons by individual homeowners shall be discouraged.▪ Homeowner reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife shall be prohibited. <p>Public information signage shall be installed at the trailhead and in the recreation facility, and printed information shall be provided to the HOA in order to (1) educate and inform the public about wildlife, especially mountain lions present in the area; (2) advise on proper avoidance measures to reduce human-wildlife conflicts; (3) advise on proper use of open space trails in a manner respectful to wildlife (e.g., dogs on leash, proper waste disposal); and (4)</p>	Final Draft HOA CC&Rs shall include requirements to prevent biological impacts and submitted for review and approval.	Prior to final map recordation	Project Applicant or Developer and HOA	County Department of Regional Planning
			Public information signage to be installed and printed information to be provided to the HOA	Prior to Project occupancy	Project Applicant or Developer and HOA	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party										
		provide local contact information to report injured or dead wildlife. Signage should be written in the language(s) understandable to all those likely to recreate and use the trails. Signage should not be made of materials harmful to wildlife.														
4.14	Biological Resources	MM-4.4-14: Jurisdictional Waters Compensation. Mitigation for up to 4.94 acres of direct impacts to jurisdictional waters shall be implemented through on-site enhancement of remaining jurisdictional waters (per MM-4.4-3) and/or off-site acquisition, such as mitigation bank credits and/or turnkey projects with mitigation banks (as approved by the County of Los Angeles) following the issuance of permits from the U.S. Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, and California Department of Fish and Wildlife, and prior to the issuance of the grading permit.	On-site enhancement and/or off-site acquisition of jurisdictional waters	Prior to the issuance of the grading permit and following the issuance of permits from U.S. Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, and California Department of Fish and Wildlife	Project Applicant or Developer	County Department of Regional Planning										
4.15	Biological Resources	MM-4.4-15: Roosting Bat Survey. If Project construction initiates between June 1 and August 30, a Los Angeles County Department of Regional Planning (LACDRP)-approved Biological Monitor shall conduct a pre-construction roosting bat survey within one week prior to the start of construction-related activities for the Project. The biologist shall inspect cliff features that could have crevices used for roosting by a colony of canyon bat (<i>Parastrellus hesperus</i>) within 500 feet of proposed construction activities and then conduct a roost emergence survey at dusk for any potential roosting features found. Results of the surveys shall be documented in a report and submitted to LACDRP. As stated in MM-4.4-4, the Biological Monitor shall monitor any colonial roosts located within 500 feet from the Project limits.	Pre-construction roosting bat survey	If Project construction initiates between June 1 and August 30, survey to occur within one week prior to the start of construction-related activities for the Project	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning										
			Conduct a roost emergence survey at dusk for any potential roosting features found	If Project construction initiates between June 1 and August 30, survey to occur within one week prior to the start of construction-related activities for the Project	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning										
			Pre-construction survey report submitted to County Department of Regional Planning	After completion of pre-construction survey	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning										
4.16	Biological Resources	MM-4.4-16: SEA Protected Trees Replacement / Compensation. The required Conservation Management Plan (CMP) approved by the County of Los Angeles (County) shall include a Protected Tree Replacement Plan that shall dictate the establishment of replacement trees in the Conservation Area at the numbers specified in the following table. At a minimum, the removal of any SEA Protected Tree shall result in a minimum of two replacement plantings with 10:1 for Heritage Trees. Replacement trees shall be seedlings of the same species being removed and shall be planted within an area where suitable growing conditions are present and where the trees shall be able to remain in perpetuity, which may include the On-Site Conservation Area. The replacement trees shall be nurtured and maintained in a condition of good health and shall be monitored for a period of 7 years. If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees. The following table details the quantity of each species required for planting. Summary of Individual Species Replacement Quantities <table><tr><th>Scientific Name</th><th>Common Name</th><th>Total Impacted</th><th>Replacement Ratio</th><th>Total Replacement Required</th></tr><tr><td><i>Heteromeles arbutifolia</i></td><td>toyon</td><td>0</td><td>2:1</td><td>0</td></tr></table>	Scientific Name	Common Name	Total Impacted	Replacement Ratio	Total Replacement Required	<i>Heteromeles arbutifolia</i>	toyon	0	2:1	0	Preparation and submittal of Protected Tree Replacement Plan	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Scientific Name	Common Name	Total Impacted	Replacement Ratio	Total Replacement Required									
			<i>Heteromeles arbutifolia</i>	toyon	0	2:1	0									
			Project Applicant shall plant, cause to be planted, or bond for 772 replacement trees as described in the summary table.	Prior to final map recordation. If bonding for the trees, they shall be planted prior to building permit issuance.	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division										
			Implementation of Protected Tree Replacement Plan	For a period of 7 years after planting of replacement trees	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division										
If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees.	During the monitoring period of 7 years after planting of replacement trees	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division													
Payment into County Protected Tree Fund if there are not enough locations with the Conservation Area or Project landscaped area for replacement trees. The Protected Tree Fund payments shall be used by the County in	After implementation of Protected Tree Replacement Plan	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division													

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		<i>Juglans californica</i>	Southern California black walnut	3	2:1	6	accordance with County Code Section 22.102.070(F)(5).			
		<i>Populus fremontii</i>	Fremont cottonwood	15	2:1	30				
		<i>Quercus agrifolia</i>	coast live oak	191	2:1	382				
		<i>Quercus agrifolia</i> (Heritage Tree)	coast live oak (Heritage Tree)	15	10:1	150				
		<i>Quercus berberidifolia</i>	scrub oak	1	2:1	2				
		<i>Quercus lobata</i>	valley oak	10	2:1	20				
		<i>Quercus lobata</i> (Heritage Tree)	valley oak (Heritage Tree)	2	10:1	20				
		<i>Salix laevigata</i>	red willow	24	2:1	48				
		<i>Salix lasiolepis</i>	arroyo willow	7	2:1	14				
		<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	50	2:1	100				
		Total		318	N/A	772				
		It should be noted that mitigation can include the protection of undersized, naturally sprouted trees of the same species growing on site. In addition, per the County Code, the County may require additional mitigation and monitoring requirements following review of the Significant Ecological Area Conditional Use Permits. At a minimum, the County requires that the replacement trees need to be nurtured and maintained in a healthy condition and be monitored for a period of 7 years. If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees.								
		The Project Applicant must pay into the County Protected Tree Fund should there not be enough locations within the Conservation Area (on-site or off-site) or Project landscaped areas for replacement trees. As a last resort, the Protected Tree Fund payments shall be used by the County in accordance with County Code Section 22.102.070(F)(5).								
5.1	Cultural Resources	MM-4.5-1: Archaeological Monitoring. Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Principal Investigator/Archaeologist, meeting the Secretary of the Interior’s Standards, and with experience in California prehistoric and historic resources (experience within Los Angeles County preferred). The Principal Investigator/Archaeologist shall do the following: (1) compose a Cultural Resource Monitoring and Inadvertent Discovery Plan (Plan); (2) manage archaeological monitoring; and (3) address any inadvertent discoveries identified during Project implementation. These actions are described further below. (1) <i>Cultural Resource Monitoring and Inadvertent Discovery Plan.</i> The Principal Investigator/Archaeologist shall compose the Plan to outline cultural monitoring protocols and a program of treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing activities. The Plan would be informed by the data and findings provided in the cultural report prepared for the Project (Appendix D), final					Retain a Principal Investigator/Archaeologist	Prior to ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
					Preparation of Cultural Resource Monitoring and Inadvertent Discovery Plan	Prior to ground disturbance activities	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning		
					Archaeological Monitoring	During initial ground disturbance within native soils	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning		
					Preparation and submittal of archaeological monitoring report for approval	Within 60 days following completion of all ground disturbing activities and prior to release of the grading bond	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning		

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>grading and site plans in order to provide guidance for the proper identification, evaluation, treatment, and protection of any cultural resources or human remains in accordance with California Environmental Quality Act (CEQA), as well as the depths at which cultural monitoring is required, throughout the duration of the Project. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground disturbing activities.</p> <p>(2) <i>Archaeological Monitoring.</i> The Principal Investigator/Archaeologist shall manage archaeological monitoring activities conducted by technicians knowledgeable in archaeological resources during initial ground disturbances within native soils. Initial ground disturbance is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to cultural monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by Project-related construction. The retained Principal Investigator/Archaeologist shall oversee and establish monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitors shall be responsible for maintaining daily monitoring logs. The requirement for archaeological monitoring shall be noted on all construction plans to ensure implementation. Upon completion of all ground disturbing activities and prior to release of the grading bond, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County of Los Angeles for review. This report shall document compliance with approved cultural mitigation, all monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the County and the South Central Coastal Information Center (SCCIC).</p>				
5.2	Cultural Resources	MM-4.5-2: Workers Environmental Awareness Program (WEAP) Training. Prior to the commencement of ground-disturbing activities for all phases of Project implementation, the Project Applicant shall retain a Principal Investigator/Archaeologist, as detailed in MM-4.5-1, above. The Principal Investigator/Archaeologist shall prepare a WEAP. The WEAP shall be submitted to the County of Los Angeles for review and approval. All construction personnel and monitors shall be presented the WEAP training prior to the start of ground-disturbing activities. This training shall inform all personnel working on the Project site about the archaeological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. The WEAP shall define “tribal cultural resources” and include appropriate management requirements relating to inadvertent discovery of a potential tribal cultural resource. Each worker should also be instructed on the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the Principal Investigator/Archaeologist, and, if appropriate, Tribal representative as determined by the Principal Investigator/Archaeologist. Necessity of training	Retain a Principal Investigator/Archaeologist	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Workers Environmental Awareness Program	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning
			Presentation of Workers Environmental Awareness Program training	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		attendance shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.				
6.1	Energy	NA	NA	NA	NA	NA
7.1	Geology/Soils	<p>MM-4.7-1. Paleontological Monitoring. Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Principal Investigator/Qualified Paleontologist that meets the standards of the Society for Vertebrate Paleontology (2010). The Principal Investigator/Qualified Paleontologist shall do the following: (1) compose a Paleontological Resource Monitoring and Inadvertent Discovery Plan (Plan); (2) manage paleontological monitoring; and (3) address any inadvertent discoveries identified during Project implementation.</p> <p>These actions are described further below.</p> <p>(1) <i>Paleontological Resource Monitoring and Inadvertent Discovery Plan.</i> The Principal Investigator/Qualified Paleontologist would compose the Plan to outline paleontological monitoring protocols and a program of treatment and mitigation in the case of an inadvertent discovery of paleontological resources during ground-disturbing activities. The Plan would be informed by the data and findings provided in the paleontological report prepared for the Project (Confidential Paleontological Resources Assessment Report, prepared by Environmental Science Associates, dated November 2021, as included as Appendix E-2 of this Draft Environmental Impact Report), final grading and site plans in order to provide guidance for the proper identification, evaluation, treatment, and protection of any paleontological resources in accordance with California Environmental Quality Act (CEQA) throughout the duration of the Project. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground disturbing activities.</p> <p>(2) <i>Paleontological Monitoring.</i> The Principal Investigator/ Qualified Paleontologist shall manage paleontological monitoring activities conducted by technicians knowledgeable in paleontological resources during initial ground disturbances within native soils. Initial ground disturbance is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to paleontological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by Project-related construction. The retained Principal Investigator/ Qualified Paleontologist shall oversee and establish monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter paleontological resources. The paleontological monitors shall be responsible for maintaining daily monitoring logs. The requirement for paleontological monitoring shall be noted on all construction plans to ensure implementation. Upon completion of all ground disturbing activities, a paleontological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County of Los Angeles for review. This report shall document compliance with approved paleontological mitigation, all monitoring efforts, and include an appendix with daily monitoring logs.</p>	<p>Retain a Principal Investigator/Qualified Paleontologist</p> <p>Preparation of Paleontological Resource Monitoring and Inadvertent Discovery Plan</p> <p>Paleontological Monitoring</p> <p>Preparation and submittal of Paleontological monitoring report for County approval</p>	<p>Prior to ground disturbance activities</p> <p>Prior to ground disturbing activities</p> <p>During initial ground disturbances within native soils</p> <p>Upon completion of all ground disturbing activities and within 60 days following completion of ground disturbance</p>	<p>Project Applicant or Developer</p> <p>Project Applicant or Developer and Principal Investigator/Qualified Paleontologist</p> <p>Project Applicant or Developer and Principal Investigator/Qualified Paleontologist</p> <p>Project Applicant or Developer and Principal Investigator/Qualified Paleontologist</p>	<p>County Department of Regional Planning</p> <p>County Department of Regional Planning</p> <p>County Department of Regional Planning</p> <p>County Department of Regional Planning</p>

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
7.2	Geology/Soils	MM-4.7-2. Workers Environmental Awareness Program (WEAP) Training. Prior to the commencement of ground-disturbing activities for all phases of Project implementation, the Project Applicant shall retain a Principal Investigator/Qualified Paleontologist. The Principal Investigator/Qualified Paleontologist shall prepare a WEAP. The WEAP shall be submitted to the County of Los Angeles for review and approval. All construction personnel and monitors shall be presented the WEAP training prior to the start of ground-disturbing activities. This training shall inform all personnel working on the Project site about the paleontological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of paleontological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant paleontological resources. Each worker should also be instructed on the proper procedures to follow in the event that paleontological resources are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the Principal Investigator/Qualified Paleontologist, if appropriate. Necessity of training attendance shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.	Retain a Principal Investigator/Qualified Paleontologist	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Workers Environmental Awareness Program	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Paleontologist	County Department of Regional Planning
			Presentation of Workers Environmental Awareness Program training	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Paleontologist	County Department of Regional Planning
8.1	Greenhouse Gas Emissions	MM-4.8-1. Construction Emission Reductions. Prior to the issuance of grading permits, the Project Applicant or its designee shall implement the following strategies during construction activities and provide evidence to the County that the Construction Contractor's contract specifications include the following strategies: a) Use electric or hybrid powered equipment for generators and other small pieces of equipment (e.g., forklifts and saws), as commercially available. b) Use cleaner-fuel equipment such as replacing diesel fuel with compressed natural gas (CNG) or renewable diesel, as commercially available. c) Reduce idling time of heavy-duty trucks either by shutting them off when not in use or reducing the time of idling to no more than 3 minutes (5-minute limit is required by the state airborne toxics control measure 13 CCR § 2485). Commercially available equipment is herein defined as equipment sourced within 50 vehicle miles of the Project site and within 10 percent of the cost of the diesel-fueled-equivalent equipment. The Project Applicant must contact at least 3 contractors or vendors within Los Angeles County and submit to the County justification if the specified equipment is not commercially available. Compliance with this measure shall be documented and made available to the County upon request.	Provide evidence to the County that Construction Contractor's contract specifications include construction strategies	Prior to the issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			The Project Applicant must contact at least 3 contractors or vendors within Los Angeles County and submit to the County justification if the specified equipment is not commercially available.	Prior to issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			Provide documentation to the County that construction emissions reductions are implemented	Upon request	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
8.2	Greenhouse Gas Emissions	MM-4.8-2. Electrify Buildings. All the Project's buildings shall be powered fully by electricity, with no natural gas infrastructure or appliances, including no fireplaces. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the building design plans include no natural gas infrastructure.	Provide evidence to the County that on-site buildings include no natural gas infrastructure	Prior to the issuance of building permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
8.3	Greenhouse Gas Emissions	MM-4.8-3. Energy Conservation. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the residential and recreational building design plans include the following energy conservation measures: a) Install Energy Star-rated heating, cooling, lighting, and appliances.	Provide evidence to the County that the residential and recreational building design plans include energy conservation measures	Prior to the issuance of building permits	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>b) Install a 7-kilowatt (kW) solar photovoltaic electric generating system at the recreation center.</p> <p>c) Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs.</p> <p>d) Install Cool Pavement. Prior to the issuance of building permits, the Project applicant or its designee shall submit building plans illustrating installation of cool pavements in place of dark pavements. Outdoor pavements, such as walkways and patios, shall use paving materials with three-year SRI of 0.28 or initial SRI of 0.33.</p> <p>e) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future residents of the Project.</p>				
8.4	Greenhouse Gas Emissions	MM-4.8-4. Utilize 100% Zero-Carbon Electricity. The Project shall require, through the Covenants, Conditions and Restrictions (CC&Rs), enforced by the homeowners' association, the use of 100% zero-carbon electricity procured through Southern California Edison (SCE) (SCE Green Rate) or other electricity provider for residences and the recreational center. This requirement shall be enforced until which time the electricity provided is 100% carbon-free for all accounts by default.	CCRs to require use of 100% zero-carbon electricity procured through SCE Green Rate.	Shall be enforced until which time the electricity provided is 100% carbon-free	Project Applicant or Developer and HOA	County Department of Regional Planning
8.5	Greenhouse Gas Emissions	MM-4.8-5. Encourage Electric Vehicles. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the single-family residential building design plans incorporate the following: a) The installation of a dedicated 208/240 branch circuit will be included in every single-family garage unit, and no-less-than 92 of the market-rate units will have one Level 2 (fast charger with 40-amp circuit) electric vehicle (EV) charging station in the garage.	Provide evidence to the County that the single-family residential building design plans include EV charging specifications	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.6	Greenhouse Gas Emissions	MM-4.8-6. Water Use Efficiency and Water Conservation. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the residential and recreational building design plans include the following water use efficiency and conservation measures, including: a) High-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design b) Low-flow or high-efficiency water fixtures c) Water-efficient landscapes with lower water demands than required by the California Department of Water Resources (DWR) 2015 Model Water Efficient Landscape Ordinance (MWELO) d) Planting of native and drought-tolerant plant species only e) Provide educational materials to future tenants and building occupants about water saving behaviors and water-conserving landscaping.	Provide evidence to the County that design plans include water use efficiency and conservation measures	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.7	Greenhouse Gas Emissions	MM-4.8-7. Solid Waste Reduction. Prior to the issuance of building permits for the Project, the Project Applicant shall provide building plans that include the following solid waste reduction measure: Provide storage areas for recyclables and organic waste in new construction, and food waste storage, if a pick-up service is available.	Provide building plans that include solid waste reduction measure	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.8	Greenhouse Gas Emissions		Provide evidence to County that design plans include electrical	Prior to the issuance of building permits	Project Applicant or Developer	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
9.1	Hazards/Hazardous Materials	MM-4.8-8. Landscape Maintenance Equipment Emission Reductions. The Project Applicant shall implement the following landscape maintenance equipment reduction measures: a) <i>Outdoor Electrical Outlets.</i> Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the design plans include electrical outlets on the exterior of the structure to facilitate use of electrical lawn and garden equipment. b) <i>Encourage Utilization of Existing Yard Equipment Exchange and Rebate Programs.</i> The Project's future homeowners' association shall educate future residents about the South Coast Air Quality Management District (SCAQMD) Electric Lawn Mower Rebate Program and the Commercial Electric Lawn and Garden Equipment Exchange Program. When conventional gasoline-powered yard equipment (e.g., lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saw) are exchanged for electric and rechargeable battery-powered yard equipment, direct GHG emissions from fossil-fuel combustion are displaced by indirect GHG emissions associated with the generation of electricity used to power the equipment.	outlets on the exterior of structures			
			Educate Future residents about the SCAQMD Electric Lawn Mower Rebate Program and the Commercial Electric Lawn and Garden Equipment Exchange Program	During Project occupancy	Project Applicant or Developer and HOA	County Department of Regional Planning
		MM-4.9-1: Soils Management Plan (SMP). Prior to issuance of a grading permit, the Applicant shall retain a Qualified Environmental Specialist to prepare a Soil Management Plan (SMP) for submittal to the Los Angeles County Fire Department Hazardous Materials Division for approval. The SMP shall provide the protocols for all earthwork activities and the potential to encounter previously unidentified hazardous materials or wastes on the Project site as well as within off-site disturbance areas. Potential conditions and/or hazards that may be encountered during construction activities include but may not limited to buried septic systems, buried debris (e.g., building debris with lead-based paint chips or asbestos), areas of soil staining, or other suspect conditions that can be identified visually and/or from odors within the Project's proposed disturbance area. If suspect materials or conditions are encountered, then the following actions are required and specific protocols, consistent with applicable Health and Safety Code and Health Hazardous Materials Division of the Los Angeles County Fire Department (LACoFD) requirements, shall be included in the SMP: 1. earthwork activities in that area shall cease until sampling and characterization is completed by the Qualified Environmental Specialist; 2. depending on sampling/analysis results, the appropriate oversight agency shall be notified (e.g. Regional Water Quality Control Board, Department of Toxic Substances Control (DTSC), or the local Certified Unified Program Agency (LACoFD); 3. documentation shall be prepared that itemizes required sampling, results, and actions in conformance with regulatory standards to be taken; 4. protocols for resuming earthwork activities following approval from the oversight agency and remediation of contamination, if any, as deemed necessary by the Qualified Environmental Specialist and oversight agency; 5. National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor shall be available upon request for use during worker collocation with surface disturbance activities; and	Retain a Qualified Environmental Specialist to prepare and submit Soil Management Plan for approval	Prior to issuance of a grading permit	Qualified Environmental Specialist and Project Applicant	County Fire Department
			If suspect materials or conditions are encountered, earthwork activities in that area shall cease until sampling and characterization is completed	During earthwork activities	Project Applicant or Developer and Construction Contractor and Qualified Environmental Specialist	County Fire Department
			Agencies shall be notified depending on sampling/analysis results	After completion of sampling/Analysis results	Project Applicant or Developer and Construction Contractor	RWQCB and/or DTSC and/or County Fire Department
			Preparation of documentation that itemized required sampling, results, and actions in conformance with regulatory standards to be taken	After completion of sampling results	Project Applicant or Developer and Qualified Environmental Specialist	RWQCB and/or DTSC and/or County Fire Department
			NIOSH-approved half-face respirators equipped with minimum N-95 protection factor shall be available upon request for use and hand washing facilities and areas for changing of clothing shall be provided	During worker collocation with surface disturbance activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
			Soil sampling beneath the pavement of The Old Road within 30 feet of I-5 to determine ADL	Prior to ground-disturbing activities	Project Applicant or Developer and Qualified Environmental Specialist	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>6. hand washing facilities and areas for changing of clothing shall be provided during worker collocation with surface disturbance activities.</p> <p>The SMP shall outline requirements for construction activities that occur within 30 feet of the edge of Interstate 5 (I-5) to address potential aerially deposited lead (ADL) from historic vehicle emissions that included leaded fuels. The SMP shall set forth protocols for soil sampling beneath the pavement of The Old Road within 30-feet of I-5 to determine ADL concentrations and require that if soils are affected by ADL, they shall be managed consistent with all applicable DTSC standards and requirements.</p> <p>The SMP shall outline requirements for ground-disturbing activities as part of the Project as it relates to the potential of releasing spores of Coccidioidomycosis (also known as Valley Fever) into the air. In addition to providing N-95 respiratory masks upon request for construction personnel during any ground-disturbance activities, the SMP shall require the provision of educational material to construction personnel. This educational material shall include information on how to minimize exposure to and recognize symptoms of Valley Fever and ways report symptoms of Valley Fever; proper cleaning procedures to minimize accidental exposure; and demonstrations on how to use personal protective equipment, such respiratory protection, skin, and eye protection.</p> <p>The SMP shall require that any heavy equipment with factory enclosed cabs be provided with high-efficiency particulate absorbing filter (HEPA)-rated air filtration and positive pressure air. The General Contractor utilizing applicable heavy equipment shall provide proof of worker training on proper use of applicable heavy equipment cabs. Communication methods, such as two-way radios, shall be available for use in enclosed cabs.</p>	concentrations and management of soils consistent with all applicable DTSC standards and requirements			and/or County Department of Public Health
			Provision of educational material as it relates to Valley Fever	During ground-disturbing activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
			Any heavy equipment with factory enclosed cabs be provided with HEPA-rated air filtration and positive pressure air. Communication methods, such as two-way radios, shall be available for use in enclosed cabs.	During ground-disturbing activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
9.2	Hazards/Hazardous Materials	MM-4.9-2. Well Assessment. Prior to issuance of a grading permit, the Applicant shall retain a registered California design professional, such as a licensed civil engineer and/or licensed petroleum engineer to evaluate the exact location, condition, and abandonment status of the well on the Project site. A summary report detailing the findings of the well conditions and abandonment status shall be submitted to the Los Angeles Department of Public Works (Public Works) Building Official and California Geologic Energy Management (CalGEM) for review and approval prior to issuance of a grading permit. Pursuant to Section 110.4 of the Los Angeles County Building Code (LACBC), building permits shall not be issued for new buildings or enclosed structures, additions, or conversions of any building or structure to habitable or occupiable space on, adjacent to, or within 300 feet (91.44 meters) of the existing plugged well without documentation, stamped and signed by the licensed engineer, of proper abandonment of the existing well consistent with CalGEM guidelines and approval by the Public Works Building Official. A CalGEM monitor shall be present on site during all abandonment activities of the on-site oil well. Any further additional abandonment or removal of the plugged well as required by CalGEM shall be completed and approved by CalGEM prior to issuance of a grading permit.	Retain a California-registered design professional to evaluate the on-site well	Prior to issuance of a grading permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works
			Summary report detailing the findings of the well shall be submitted for review and approval	Prior to issuance of a grading permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works and CalGEM
			Documentation, stamped and signed and approval that proper abandonment of the existing on-site well	Prior to issuance of a building permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works
			CalGEM monitor shall be present on site during all abandonment activities of the on-site oil well	During abandonment activities of the on-site well	Project Applicant or Developer and CalGEM monitor	County Department of Public Works and CalGEM
			Any further additional abandonment or removal of the plugged well as required by CalGEM	During abandonment activities and prior to issuance of grading permit	Project Applicant or Developer and CalGEM monitor	County Department of Public Works and CalGEM
9.3	Hazards/Hazardous Materials	MM-4.9-3: Methane Gas Survey and Remediation. Prior to issuance of a grading permit, the Applicant shall conduct methane gas testing for the presence of methane gas emissions within 300 feet of the plugged well, in accordance with	Retain a Qualified Geotechnical Specialist to perform methane gas soil survey	Prior to issuance of a grading permit	Project Applicant or Developer and Qualified Geotechnical Specialist	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		CalGEM and Los Angeles County Department of Public Works (Public Works) methane gas assessment guidelines. The Project applicant shall retain a Qualified Geotechnical Specialist to perform the methane gas soil survey and provide a summary report of the findings with recommendations for remedial work, if necessary. The summary report shall be submitted to the Public Works Building Official for review and approval prior to issuance of a grading permit. In the event that the soil gas investigation indicates methane levels that exceed 5,000 parts per million by volume, the Project Applicant shall include installation of a gas protection system for residences within 300 feet of the plugged oil well. The gas protection system shall be developed in compliance with the Public Works Methane Hazard Mitigation Policy and become part of the project design plans. The Applicant shall submit documentation to Public Works that ensures compliance with the proper abandonment standards and necessary approvals from CalGEM regarding the appropriate well abandonment. It shall ensure that this has been completed prior to commencement of construction of the Project and that all remedial and grading activity recommendations have been implemented to the satisfaction of CalGEM and the Public Works Building Official prior to commencement of construction grading.	Preparation and submittal of soil survey summary report for review and approval	Prior to issuance of a grading permit	Project Applicant or Developer and Qualified Geotechnical Specialist	County Department of Public Works
			Develop gas protection system for inclusion within project design plans if methane levels exceed 5,000 parts per million	Prior to issuance of a grading permit	Project Applicant or Developer	County Department of Public Works
			Submit documentation that ensures compliance with the proper abandonment standards and necessary approvals	Prior to commencement of construction	Project Applicant or Developer	County Department of Public Works
10.1	Hydrology/Water Quality	NA	NA	NA	NA	NA
11.1	Land Use/Planning	NA	NA	NA	NA	NA
12.1	Mineral Resources	NA	NA	NA	NA	NA
13.1	Noise	MM-4.13-1: <i>Simultaneous Equipment Operation Limit for Portion of Lot 22.</i> Within the area of Lot 22 designated on Figure 4.13-3, Area of Lot 22 In Which Construction Noise Mitigation is Required of the Draft Environmental Impact Report (EIR), the total quantity of mobile construction equipment allowed to operate simultaneously shall not exceed one.	Simultaneous Equipment Operation Limit within Lot 22	During construction activities within area of Lot 22	Project Applicant or Developer and Construction Contractor	County Department of Public Works
13.2	Noise	MM-4.13-2: <i>Staging Areas & Stationary Equipment.</i> Prior to issuance of grading permits, the County/Project applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities have been achieved. <ul style="list-style-type: none">▪ Neither stationary construction equipment (i.e., generator, air compressor, cement mixer) nor construction staging areas shall be located within Lot 22.▪ Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards.▪ Construction staging areas shall be located away from off-site sensitive uses during Project construction.▪ The Project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site, whenever feasible.	Incorporation of noise measures during construction activities into notes of the grading plan cover sheet	Prior to issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Public Works
13.3	Noise	MM-4.13-3: <i>Stationary Equipment Construction Noise Barrier.</i> Stationary construction equipment located within 600 feet of the northern Project site property boundary in Lots 2, 3, 8, 9, 10, and 11 and within The Old Road Improvements construction zone shall each be enclosed within a sound barrier of 10-foot minimum height.	Stationary Equipment Construction Noise Barriers	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party																												
13.4	Noise	<p>MM-4.13-4: Temporary Noise Barrier for On-Site Phases. For mobile equipment (as defined by the Section 12.08.440 of the Los Angeles County Code) construction activities within a Project Lot that is adjacent to an occupied, on-site residence, a temporary noise barrier shall be erected and maintained along the boundary between the Project Lot under construction and the Project Lot with occupied residence(s). The noise barrier for mobile construction equipment operation shall either: (1) extend along the entire common boundary between the construction zone and adjacent occupied Project Lot; or (2) extend from either end of the construction zone a length that is twice the separation distance between the construction zone and closest residence. For stationary construction equipment (as defined by the Section 12.08.440 of the Los Angeles County Code), temporary sound barriers surrounding three sides of the equipment (with the remaining open side facing the opposite direction from the adjacent occupied residences) shall be erected and maintained.</p> <p>The temporary sound barriers shall remain in place throughout the duration of the applicable construction activity. To determine the appropriate height and length of the temporary noise barrier, prior to construction activities for each phase of development, the construction contractor shall determine the nearest occupied residence to the phased construction activity and abide by the below requirements:</p> <table><tr><th>Distance from Construction to On-site, Occupied Residence</th><th>Type of Equipment</th><th>Noise Barrier Height</th><th>Location for Barrier</th></tr><tr><td>50 to 99 feet</td><td>Mobile</td><td>14 feet</td><td>Along boundary between construction zone and adjacent Lot.</td></tr><tr><td>50 to 99 feet</td><td>Stationary</td><td>11 feet</td><td>Within 5 feet of stationary equipment, 3 sides</td></tr><tr><td>100 to 250 feet</td><td>Mobile</td><td>12 feet</td><td>Along boundary between construction zone and adjacent Lot.</td></tr><tr><td>100 to 300 feet</td><td>Stationary</td><td>11 feet</td><td>Within 5 feet of stationary equipment, 3 sides</td></tr><tr><td>Beyond 250 feet</td><td>Mobile</td><td>None</td><td>None</td></tr><tr><td>Beyond 300 feet</td><td>Stationary</td><td>None</td><td>None</td></tr></table>	Distance from Construction to On-site, Occupied Residence	Type of Equipment	Noise Barrier Height	Location for Barrier	50 to 99 feet	Mobile	14 feet	Along boundary between construction zone and adjacent Lot.	50 to 99 feet	Stationary	11 feet	Within 5 feet of stationary equipment, 3 sides	100 to 250 feet	Mobile	12 feet	Along boundary between construction zone and adjacent Lot.	100 to 300 feet	Stationary	11 feet	Within 5 feet of stationary equipment, 3 sides	Beyond 250 feet	Mobile	None	None	Beyond 300 feet	Stationary	None	None	Temporary noise barriers during construction activities	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
Distance from Construction to On-site, Occupied Residence	Type of Equipment	Noise Barrier Height	Location for Barrier																															
50 to 99 feet	Mobile	14 feet	Along boundary between construction zone and adjacent Lot.																															
50 to 99 feet	Stationary	11 feet	Within 5 feet of stationary equipment, 3 sides																															
100 to 250 feet	Mobile	12 feet	Along boundary between construction zone and adjacent Lot.																															
100 to 300 feet	Stationary	11 feet	Within 5 feet of stationary equipment, 3 sides																															
Beyond 250 feet	Mobile	None	None																															
Beyond 300 feet	Stationary	None	None																															
14.1	Population/Housing	NA	NA	NA	NA	NA																												
15.1	Public Services	NA	NA	NA	NA	NA																												
16.1	Recreation	NA	NA	NA	NA	NA																												

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
17.1	Transportation	MM-4.17-1: Construction Traffic Management Plan. Prior to construction of the Project, the Applicant shall prepare a detailed Construction Traffic Management Plan, that shall be prepared in accordance with the County’s Requirements For Temporary Traffic Controls For Lane Closures, Street Closures And Detours and supplemental to Part 6 of the Greenbook Standard Specifications for Public Works Construction, subject to County review and approval. The Plan shall include, but not be limited to, the following: <ul style="list-style-type: none">▪ Maintain existing access for land uses in proximity of the Project site throughout construction, unless otherwise approved by the County.▪ Schedule deliveries and pick-ups of construction materials to non-peak travel periods, to the maximum extent feasible.▪ Coordinate deliveries and pick-ups to reduce the potential of trucks waiting to load or unload for protracted periods of time.▪ Minimize obstruction of through traffic lanes on The Old Road and ensure adequate evacuation capabilities of the Project site and nearby developed areas that may require use of The Old Road during evacuations. Use flag persons as needed to ensure safe traffic operations along The Old Road.▪ If any lane closure is necessary, include detailed safety precautions for pedestrians and bicyclists to allow for safe passage such as alternate routing, protection barriers, and appropriate signage.▪ Construction equipment traffic from the contractors shall be controlled by flagman.▪ Identify designated transport routes for heavy trucks (in addition to haul trucks) to be used throughout Project construction.▪ Schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets.▪ Install temporary construction signs to warn vehicular traffic of reduced speed limits in construction zone.▪ Establish requirements for loading/unloading and storage of materials on the Project site, where length of time traffic travel lanes could be encumbered and/or sidewalk closings or pedestrian diversions would be implemented, to ensure the safety of the pedestrians.▪ Coordinate with adjacent property owners and emergency service providers to ensure adequate access to the Project site and surrounding uses.▪ Limit potential roadway lane closure(s) to off-peak travel periods.▪ Identify a contact person in the Construction Traffic Management Plan that would be available to oversee implementation of the Plan and address any community concerns.	Prepare a detailed Construction Traffic Management Plan for review and approval by County	Prior to construction	Project Applicant or Developer	County Department of Public Works
			Implement Construction Traffic Management Plan	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
17.2	Transportation	MM-4.17-2. Transportation Demand Management (TDM) Program. Prior to issuance of final map recordation, the Project Applicant shall prepare a TDM Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking for residents. The TDM Program shall be subject to review and approval by the Los Angeles County Department of Regional Planning and Los Angeles County Public Works. The exact measures to be implemented shall be determined when the TDM Program is prepared, prior to issuance of a final map recordation for the Project. The following TDM measures are based on measures by the California Air Pollution Control Officers Association (CAPCOA) publication, <i>Handbook for Analyzing Greenhouse Gas</i>	Prepare a TDM Program aimed and submit to County for review/approval	Prior to issuance of final map recordation	Project Applicant or Developer	County Department of Public Works and/or Planning
			Implement Subsidized or Discounted Transit Program	Active for three (3) years following initial deposit by the Applicant	Project Applicant or Developer	County Department of Public Works and/or Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p><i>Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity</i> (2021). The TDM Program must include, but would not be limited to, the following:</p> <p>a) <u>Locating the Project near a Bike Lane; Improving Bike Boulevard; Expand Bikeway Network</u>: The Project shall include a Class III bicycle route on the proposed “A” Street, “B” Street, and the gated private access road on-site, which would connect to Los Angeles County’s future Class II bicycle lane along the Project frontage on The Old Road.</p> <p>b) <u>E-Bikeshare System</u>: The Project shall include an E-bike loaner program (separate from the publicly accessible options in the City of Santa Clarita) to provide residents with short-term access for trips. This program shall be active for five years following an initial deposit by the Project Applicant.</p> <p>c) <u>Provide Community-Based Traveling Planning</u>: The Project shall provide households with customized information, incentives, and support to encourage the use of transportation alternatives in place of single occupancy vehicles, thereby reducing household vehicle miles traveled (VMT). The Project shall create a ridesharing program for school children. Most school districts provide bussing services to public schools only. School Pool helps match parents to transport students to private schools or to schools where students cannot walk or bike and do not meet the requirements for bussing.</p> <p>d) <u>Carpool/Vanpool Incentives</u>: The Project shall include monetary assistance with fares or gas costs for carpool/vanpool users. This incentive shall be active for three years following an initial deposit by the Project Applicant.</p> <p>e) <u>Implement Subsidized or Discounted Transit Program</u>: The Project shall provide subsidized/discounted daily or monthly public transit passes. This incentive shall be active for three years following an initial deposit by the Project Applicant.</p>				
8.1	Tribal Cultural Resources	MM-4.18-1: Retention of Native American Monitoring. Prior to the commencement of any ground disturbance activities, the applicant/owner/developer shall retain a Native American monitor/entity procured by the Fernandeano Tataviam Band of Mission Indians. The applicant/owner/developer shall make arrangements with the retained Native American monitor/entity to enter into a Native American Monitoring Agreement with the intent of securing a total of one Native American monitor to be present during initial ground disturbance (including testing, clearing, grubbing, and grading operations) occurring from one foot above native soils and up to five feet below the surface of native soil. Initial ground disturbance is defined as initial construction-related earthmoving of sediments from their place of deposition. This definition excludes movement of sediments after they have been initially disturbed or displaced by current Project-related construction. More than one monitor may be required if multiple areas within the Project site are simultaneously exposed to initial ground disturbance causing monitoring to be hindered by the distance (more than 100 feet apart) of the simultaneous activities.	Retain a Native American monitor/entity procured by the Fernandeano Tataviam Band of Mission Indians.	Prior to the commencement of any ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Enter into a Native American Monitoring Agreement with retained Native American monitor/entity to monitor	Prior to the commencement of any ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Monitoring during initial ground disturbance	During initial construction-related earthmoving of sediments from their place of deposition	Project Applicant or Developer and Native American monitor/entity and Construction Contractor	County Department of Public Works
18.2	Tribal Cultural Resources	MM-4.18-2: Workers Environmental Awareness Program. The retained Native American monitor/entity procured by the Fernandeano Tataviam Band of Mission Indians (as detailed in MM-4.18-1, above) shall be notified by the applicant/owner/developer of the time and location of the Worker Environmental Awareness Program (WEAP) training no later than 72 hours prior to its scheduled occurrence. The applicant/owner/developer shall provide the	Notification of WEAP training and access/opportunity to participate in training	72 hours prior to its scheduled occurrence and during WEAP training	Project Applicant or Developer and Construction contractor	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		retained Native American monitor/entity the access and opportunity to participate in the WEAP training. For further details and requirements pertaining to the WEAP training, please see MM-4.5-2.				
18.3	Tribal Cultural Resources	MM-4.18-3: <i>Inadvertent Discovery Clause</i>. In the event that potential prehistoric or historic-era Native American/Tribal resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 60 feet of the find shall immediately stop and the retained Native American monitor/entity procured by the Fernandeano Tataviam Band of Mission Indians (as detailed in MM-4.18-1, above) must be notified promptly. The find shall be assessed by the retained Principal Investigator/Archaeologist (as detailed in MM-4.5-1) in consultation with the retained Native American monitor/entity. Consultation shall assess and document potential finds in real time to determine whether or not additional study is warranted. In the event that human remains and associated funerary objects are inadvertently encountered during construction activities, the remains and funerary objects shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. Additionally, the retained Native American monitor/entity must be notified of the discovery immediately. No further excavation or disturbance of the Project site or any nearby (no less than 100 feet) area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within 2 working days of notification of the discovery, if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant must then complete their inspection within 48 hours of being granted access to the site. The most likely descendant would then determine, in consultation with the property owner, the disposition and treatment of the human remains.	Construction work to stop if potential prehistoric or historic-era Native American /TCRs are exposed and notification to Native American monitor	During construction activities	Project Applicant or Developer and Construction contractor	County Department of Public Works
			If human remains and associated funerary objects are found, notification to appropriate parties and stop work	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
19.1	Utilities/Service Systems	NA	NA	NA	NA	NA
20.1	Wildfire	MM-4.20-1: <i>Wildfire Education Program</i>. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions for the Project shall require that the HOA include a Fire Safety Coordinator position as part of the HOA Board, who shall be responsible for preparing and implementing an educational program with wildfire-related information, including the Wildfire Evacuation Plan (WEP) and the Fire Protection Plan (FPP) requirements, to be provided to all residents and occupants, including residents and occupants of the senior affordable housing units. Similarly, the Property Manager(s) of the senior affordable housing shall serve as the Fire Safety Coordinator for the affordable housing residents and shall be responsible for preparing and implementing an educational program with wildfire-related information, including the WEP and the FPP requirements to be provided to all residents and occupants. The Covenants, Conditions, and Restrictions will be submitted to the County of Los	HOA CCRs shall require that the HOA prepare an educational wildfire program. Educational program to be submitted to County for review and approval.	Prior to issuance of certificate of occupancy	Project Applicant or Developer and HOA	County Fire Department
			Emails and Mailers to be provided to residents and occupants	Biannual emails and mailers in April and August	HOA	County Fire Department
			Website developed and website address sent to residents and occupants	Throughout resident occupancy	HOA	County Fire Department
			New resident package	Through resident occupancy, specifically provided upon occupation of each new resident	Project Applicant or Developer and/or HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>Angeles (County) prior to issuance of certificate of occupancy. The educational program shall be prepared in easy-to-understand, graphically based materials and shall be annually reviewed and updated, as appropriate, in order to maintain high wildfire awareness. Program features shall include, but may not be limited to, the following:</p> <p>1. Biannual email and mailers: Residents and occupants of all dwelling units on the Project site, including the senior affordable housing rental units, shall be provided with biannual emails and mailers in April and in August that include information such as reminders about annual defensible space inspections, how to prepare for wildfire season, evacuation information, prohibited high-risk activities, and how to prevent wildfires. Links to various resources on where to get trusted information, such as the Los Angeles County Fire Department (LACoFD), 211 Los Angeles County, and Ready Los Angeles County, shall be provided and updated annually, as necessary. Additionally, at least once a year, information on the following shall be provided in the email and mailer: (1) how to notify the County Office of Emergency Management (OEM) and Health and Human Services of special needs and/or required accommodations (Accessible Alert LA County, CERT programs, or other), for transportation or other special services; and (2) how to prepare for evacuation of pets and how to register for assistance with pet evacuations.</p> <p>2. Website: A dedicated community website shall be developed and maintained by the HOA with more detailed information and resources about wildfire awareness, prevention, and evacuation. The website address shall be sent to all residents of the Project, including occupants of the senior affordable housing units. The website shall serve as a centralized resource for the fire and evacuation education program and include information from the FPP and WEP. In addition to general emergency preparedness education, the website shall include information that is included in emails, mailers, and workshops/webinars. The website shall have up-to-date fire watch and red flag warning alerts, as well as information on restrictions during fire weather conditions. Residents shall also be able to use the website to sign up for an annual residential defensible space inspection from the HOA fire safety committee.</p> <p>3. New resident packet: All residents and new residents in the future shall be presented with a wildfire awareness and safety package upon purchase or rental of a residence. Within the package will be a USB drive with the WEP, FPP (which includes information on the regional fire hazard, how to build a go-bag, and tools to prepare a household evacuation plan), and a list of agencies and resources for receiving trusted information.</p> <p>4. Emergency alert campaign: Residents shall be encouraged to sign up for Alert LA County. Alert LA County is the mass notification system for emergency alerts, weather alerts, health notifications, building alerts, and other updates from County, state, and federal agencies. Reminders shall be sent out in the biannual mailers and emails, on the community website, in the workshops, and in the new resident package.</p> <p>5. Trail signage: Signs shall be placed at the new trailhead to provide all users with information about how to safely use the trail and shall include restrictions on smoking and firearm usage. Signs shall be evaluated annually by the HOA to ensure proper maintenance.</p>	Emergency alert campaign	Throughout project occupancy	HOA	County Fire Department
			Provide and maintain trail signage at new trailhead	Upon completion of new trail and evaluated annually	Project Applicant or Developer and/or HOA	County Department of Parks and Recreation
			Establishment of a fire safety committee, including coordination of the FMZ inspections; distribution of the educational program to project occupants; communication with the County Fire Department	Throughout project occupancy	Project Applicant or Developer and/or HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		6.HOA fire safety committee: The HOA shall establish a fire safety committee, which shall include the owner and property manager(s) from the senior housing that is responsible for overseeing the maintenance of community-wide fire protection features. Residents will be able to report fire hazards or hazardous fuel conditions to the HOA committee for remediation. The committee shall be responsible for the coordination of the third party fuel modification zone (FMZ) inspections and the volunteer residential defensible space inspections. The committee shall also be responsible for the creation and distribution of the educational program for the Project. The committee shall serve as a communication link between LACoFD and the community. 7.Senior Housing Carpool Program: The Fire Safety Coordinator shall be responsible for creating a senior housing carpool program available for all residents on the Project site, including the senior affordable rental units. The program shall ensure that all seniors who are not able to safely evacuate on their own are accounted for and transported during an emergency evacuation.				
20.2	Wildfire	MM-4.20-2: Alternative Materials and Methods. Prior to the execution of any contract with a construction contractor, the Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification: All residential structures shall be built using ignition-resistant materials pursuant to the most recent Los Angeles County (County) Fire and Building Codes (Chapter 7A, focusing on structure ignition resistance from flame impingement and flying embers in areas designated as high fire hazard areas). The following are additional ignition-resistant construction requirements, beyond existing code requirements: 1. The 16 residences included in the southeastern portion of the Project site (within Lot 5 of the Tentative Tract Map) adjacent to the off-site open space area shall include the following features for additional fire prevention, protection, and suppression (Figure 4.20-2, Fuel Modification Zones, of the Draft EIR): i. Windows on structures facing the open space areas shall include dual panes, with both panes tempered. ii. Exterior walls and doors shall be constructed to a standard of minimum 1-hour fire rated with one layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, from the foundation to the roof, for all exterior walls of each building. iii. Exterior vents shall be ember-resistant (recommend BrandGuard, O'Hagin, or similar vents approved by LACoFD). iv. A solid 6-foot-tall wall shall be constructed of concrete masonry units between on-site structures and off-site open space. Proof of compliance shall be provided to the County prior to issuance of a certificate of occupancy for homes that require these additional fire prevention, protection, and suppression features.	Ensure requirements (for alternative materials and methods) on Construction Contractor's contract specification	Prior to the execution of any contract with a construction contractor	Project Applicant or Developer	County Fire Department
			Additional requirements for 16 residences within Lot 5 of the TTM	During construction of Lot 5 residences	Project Applicant or Developer and Construction Contractor	County Fire Department
			Proof of compliance	Prior to issuance of a certificate of occupancy for 16 residences within Lot 5 of TTM	Project Applicant/Construction Contractor	County Fire Department
20.3	Wildfire	MM-4.20-3: Annual Fuel Modification Zone Inspection. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions shall require annual fuel modification inspections to be conducted to confirm and document compliance with fuel modification maintenance requirements, as defined in the Los Angeles County Fire Department (LACoFD) approved fuel modification plan.	Annual fuel modification zone inspections to confirm and document compliance with fuel	Annually, to be submitted in May/June of each year	Project Applicant or Developer and HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		The HOA shall obtain a fuel modification zone (FMZ) inspection and report in May/June of each year to document and certify that vegetation management activities throughout the Project site have been performed. If the FMZ areas are not compliant, the HOA shall have a specified period to correct any noted issues, and re-inspection shall be required to achieve the annual certification of compliance. Documentation of compliance shall be retained by the HOA and provided to LACoFD upon request.	modification maintenance requirements			
20.4	Wildfire	MM-4.20-4. Construction Fire Prevention Plan. Prior to the commencement of construction activities, the Project Applicant/Developer shall prepare a construction fire protection plan (FPP) that requires the training of construction personnel and provides details related to fire-suppression procedures and equipment to be used on-site during construction. The construction FPP shall be consistent with the requirements in California Building Code Chapter 33 and California Fire Code Chapter 33, shall be subject to review and approval of the Los Angeles County Fire Department (LACoFD), and shall include the following: <ul style="list-style-type: none">▪ Protocols for conducting mandatory Project-specific environmental awareness training for all on-site construction workers, including the requirement to conduct the training prior to any grubbing or ground disturbance, and requirements for ongoing training to occur prior to commencement of each phase of construction▪ Requirements to conduct and document construction worker trainings, which shall include protocols for minimizing potential ignition activities, vegetation clearing, parking requirements/restrictions, equipment/vehicle idling restrictions, smoking restrictions, initial attack firefighting, proper use of gas-powered equipment and storage of flammable fuels, use of spark arrestors, fire reporting, and hot work restrictions▪ LACoFD-approved construction work restrictions during red flag warnings and high to extreme fire danger days▪ Specifications for access to adequate water supplies and/or water trucks to service construction activities▪ Documentation of emergency contact information and protocols for on-site emergency response communication to on-site workers, coordination with local fire agencies, and reporting/documentation procedures for actions taken▪ Designation of an on-site fire awareness coordinator with itemized description of their role and responsibility for ensuring compliance with the construction FPP, including demonstration of compliance with applicable plans and policies established by state and local agencies and documentation of completion of required construction worker trainings	Preparation and submittal of a construction fire prevention plan for County Fire Department review	Prior to the commencement of construction activities	Project Applicant or Developer	County Fire Department
			Implementation of construction fire prevention plan	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
20.5	Wildfire	MM-4.20-5. Construction-Related Fire Prevention Measures. Prior to the execution of any contract with a construction contractor and issuance of grading permits, the Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification: <ul style="list-style-type: none">▪ All required fuel modification for each phase of construction activity shall be implemented prior to commencement of that phase and prior to combustible building materials being delivered to the site.	Inclusion of construction-related fire prevention measures within construction contractor's contract specifications	Prior to the execution of any contract with a construction contractor and issuance of grading permits	Project Applicant or Developer	County Fire Department
			Implementation of all required fuel modification	Prior to commencement of that phase and prior to combustible building materials being delivered to the site	Project Applicant or Developer	County Fire Department
			Improvements within the active development area shall be in place	Prior to bringing lumber to the Project site	Project Applicant or Developer	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none">Prior to bringing lumber onto the Project site, improvements within the active development area shall be in place, including utilities, operable fire hydrants, an approved, temporary roadway surface, and fuel modification zones (FMZs) established pursuant to the construction fire protection plan (FPP) and Los Angeles County Fire Department (LACoFD) requirements.All temporary construction power lines shall only be allowed in areas that have been cleared of combustible vegetation.All-new permanent power lines shall be installed underground for fire safety purposes.	Siting of temporary construction power line locations	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
			Installation of all new permanent power lines shall be underground	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
21	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)	Los Angeles County Department of Regional Planning

Table within MM-4.4-9: Impacts to SEA Resource Category Communities and Proposed Preservation for the Trails at Lyons Canyon Project Using APNs 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067

SEA Resource Category	Total Impacts (acres)	Mitigation Requirement (acres) ^a	On-Site Preservation (acres) ^b	In-Kind Off-Site Preserved Acres Needed ^c	In-Kind Acres Provided by the Six Parcels ^d	Out-of-Kind Off-Site Preserved Acres Needed ^e	Out-of-Kind Acres Provided by the Six Parcels ^f	Total Preservation (acres)	Excess Acreage	Preservation to Impact Ratio: Required	Preservation to Impact Ratio: Provided
1	3.68	18.39	0.52	17.87	0	26.74	27.47	27.99	9.60	7.5:1	7.6:1
3	14.77	44.31	10.79	33.52	30.14 ^g	5.07	24.77 ^h	65.70	21.39	4.5:1	4.45:1
4 ⁱ	32.40	64.80	115.78	0	383.01	NA	NA	498.79	433.99	3:1	15.4:1
5 ^j	35.61	NA	16.24 ^k	NA	NA	NA	NA	NA	NA	NA	NA

Notes: SEA = Significant Ecological Area; APN = Assessor’s Parcel Number; NA = not applicable.

^a This is determined by the impacts multiplied by the ratio of preservation required per the County of Los Angeles’ SEA Implementation Guide (5:1 for Category 1, 3:1 for Category 3, and 2:1 for Category 4).

^b Preserved in the Conservation Area established by the proposed MM-4.4-1.

^c In-kind preservation within the Santa Susana Mountains/Simi Hills SEA, per proposed MM-4.4-2.

^d APNs 2826-018-034, 2826-017-044, 2826-017-043, and 2826-017-041.

^e Out-of-kind preservation within the Santa Susana Mountains/Simi Hills SEA is at 1.5:1 for same category (used for SEA Resources Category 1) and 1.25:1 for a higher category (used for SEA Resources Category 3), per proposed MM-4.4-2.

^f Out-of-kind preservation of SEA Resource Category 1 (oak riparian forest).

^g In the form of *Quercus agrifolia* Association.

^h *Quercus agrifolia* Association preservation used for Project impacts to *Ericameria palmeri* Provisional Shrubland Alliance, *Eriodictyon crassifolium* Provisional Shrubland Alliance, *Nassella [Stipa] spp. - Melica spp.* Herbaceous Alliance, and *Rhus trilobata - Crataegus rivularis - Forestiera pubescens* Shrubland Alliance.

ⁱ For SEA Resource Category 4, preservation can be out-of-kind if the resource is of the same category.

^j No preservation ratio is needed for SEA Resource Category 5, per se, only that the values that it supports (such as movement opportunities) are preserved.

^k This would be transformed to a higher value SEA Resource Category if MM-4.4-2 is implemented.