

**MITIGATION MONITORING PROGRAM  
PM069664 / RCUP200800198**

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
<b>Biota</b>				
<p>MM-1 If the development of the Project site results in impacts to occupied habitat for Peirson’s morning-glory or slender mariposa lily, the following protocol shall be followed prior to the issuance of grading permits:</p> <ol style="list-style-type: none"> <li>1. A survey shall be conducted in the spring prior to initiation of construction activities, and all affected Peirson’s morning-glory and slender mariposa lily individuals shall be marked in the field with flagging so that they may be located later in the year.</li> <li>2. A five-year Habitat Mitigation and Monitoring Program (HMMP) shall be submitted for review and approval by the Department of Regional Planning. At a minimum, the HMMP shall include the following components:               <ol style="list-style-type: none"> <li>a. an inventory of individuals identified in item 1 above that are to be impacted by project construction;</li> <li>b. a map of impacted individuals and proposed transplantation locations within suitable habitat areas;</li> <li>c. salvage and transplantation methodology meeting the requirements set forth in items 3 – 6 below;</li> <li>d. performance standards by which the mitigation effort will be</li> </ol> </li> </ol>	<p>Submittal of mitigation areas map; documentation of methods, survey results, and transplantation; annual mitigation and monitoring reports</p>	<p>Prior to issuance of , grading permits; annual reporting subsequent to transplantation</p>	<p>Applicant</p>	<p>DRP</p>

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<p>deemed a success; these will include the numbers of plants required to survive through the five-year monitoring period, the allowable abundance of non-native species within the transplantation areas, and other indicators of site sustainability such as control of access, erosion, and herbivory;</p> <ul style="list-style-type: none"> <li>e. a schedule of salvage, transplantation, maintenance, and reportage activities for the five-year period.</li> </ul> <p>3. Subsequent to fruit maturation, flagged slender mariposa lilies shall be revisited so that their seeds may be harvested. Seeds shall be stored in a manner that encourages their preservation, such as in paper bags or envelopes, in a cool, dry, dark location. Fruit maturation typically occurs in late June – early July.</p> <p>4. Subsequent to plant dormancy and prior to the commencement of winter rains (typically from August – October), Pierson’s morning-glory and slender mariposa lily individuals shall be transplanted.</p> <ul style="list-style-type: none"> <li>a. Transplantation sites are to be excavated immediately prior to removal of salvaged plants.</li> <li>b. Flagged individual plants to be salvaged shall be excavated and immediately transplanted. Excavation of mariposa lily bulbs must be implemented in a way that minimizes disturbance to the</li> </ul>				

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<p>bulb and a large quantity of surrounding bulk soil (with due caution, a backhoe may be an effective means for the extraction of such large intact blocks of soil). Extracted soil and bulbs must be moved immediately to their transplantation locations. Pierson's morning-glory tubers are less sensitive and may be removed with shovels, but care must be taken not to injure the tubers during removal and relocation.</p> <p>5. Watering of transplanted plants is to be avoided, as unseasonal moisture encourages fungal and bacterial growth that is detrimental to the plants.</p> <p>6. Previously collected slender mariposa lily seeds shall be sown within the mitigation areas in order to augment the transplanted population(s).</p>				
<p>The Project does not propose the removal or encroachment of any oak trees. However, to further prevent any damage to the trees, mitigation measure numbers 2 and 3 are recommended:</p>				
<p>MM-2 A consulting arborist or a similarly qualified person shall be retained to maintain all the existing oak trees on the subject property during construction of the project. This person shall be identify all trees to be protected during construction activities and shall conduct a pre-construction meeting with the construction supervisor in order to review protective measures to be followed during project</p>	<p>Documentation of arborist retention</p>	<p>Prior to grading permits; To be maintained through grading and construction</p>	<p>Applicant</p>	<p>Los Angeles County Forester, DRP</p>

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<p>construction. The Los Angeles county Forester shall be advised of the pre-construction meeting and be offered the opportunity to attend.</p>				
<p>MM-3 Temporary high-visibility fencing not less than four feet in height shall be installed to secure the protected zone of the oak trees on-site. The location and extent of fencing shall be determined at the pre-construction meeting with the retained arborist, the on-site project supervisor (and the Forester if present). The fencing shall be installed prior to grading and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.</p>	<p>Documentation of tree identification and fence installation</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Los Angeles County Forester, DRP</p>
<p>MM-4 Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from March 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests.</p> <p>If avoidance of the avian breeding season is not feasible, then beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed</p>	<p>Documentation of survey methods and results</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP</p>

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<p>and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If an active nest is located, project activities shall be postponed within 300 feet of non-raptor nests and within 500 feet of raptor nests until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Highly visible flagging, stakes, or construction fencing shall be used to demarcate the boundary of the buffer between the project activities and the nest. Project personnel, including all contractors working on site, must be instructed on the sensitivity of the area. The project proponent must provide the Department of Regional Planning (DRP) staff biologist results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the DRP staff biologist, and, upon request, the Department of Fish and Game (DFG). Based on the submitted information, DRP (and DFG, if requested) will determine whether to allow a narrower buffer.</p>				

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<p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the DRP staff biologist during the grubbing and clearing of vegetation, and shall notify DRP immediately if project activities damage active avian nests.</p>				

As the applicant, I agree to incorporate these changes/conditions into the project and understand that the public hearing and consideration by the hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Patricia Howell  
Applicant

9-28-2012  
Date