

# MITIGATION MONITORING PROGRAM

## PROJECT NO. RENV T200800056/ RCUP2008-00798-(5)

The Department of Regional Planning staff has determined the following conditions or changes in the project are necessary in order to assure there will be no substantial evidence the proposed project will have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning (DRP) within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports or as required by this Mitigation Monitoring Program.

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Geotechnical</b>					
	All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of Engineering Geologist.	Submit grading plans for review and approval	Prior to issuance of grading permit	Applicant	DPW
	Liquefaction potential shall be mitigated by removal and recompaction, grouting, vibrocompaction, dynamic compaction, vibriflotation, gravel drains and/or upgraded foundation designs and approved grading plan.	Submit grading plans, prepared by certified engineer for review and approval	Prior to issuance of grading permit	Applicant	DPW
	Submit a Geotechnical report to the Los Angeles County Department of Public Works for review and approval.	Submit report for review and approval	Prior to the issuance of grading permit	Applicant	DPW
	An Army Corps of Engineers permit is required for creating fills for residential or commercial development, placing bank protection, temporary or permanent stockpiling or excavated material, building road crossings, backfilling for utility, line crossings and constructing outfall structures, dams, levees, groins, weirs, or other structures.	Obtain an Individual Permit from ACOE	Prior to construction	Applicant	ACOE DRP
	In accordance with section 404 of the Federal Clean Water Act, an Individual Permit must be obtained by Army Corps of Engineers (ACOE) prior to any direct or indirect impact to the drainage basin located within the				

<i>#</i>	<i>Mitigation</i>	<i>Action Required</i>	<i>When Monitoring to Occur</i>	<i>Responsible Agency or Party</i>	<i>Monitoring Agency or Party</i>
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southwest portion of the project site.

All construction shall adhere to the appropriate provisions of the Uniform Building Code, including seismic design standards, as well as local codes and ordinances.

Plan check and field verification by County

During construction

Applicant

DPW

Geotechnical Engineer

Contractor

### *Archaeological/Cultural Resources*

Applicant shall cease all work should any potentially important cultural deposits be encountered in the course of construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment, and implement mitigative measures, if necessary. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning (DRP).

Suspension of construction activities and evaluation by an archaeologist

Upon discovery of cultural resources

Applicant

DRP

### *Flood*

Submit a drainage concept plan that indicates the drainage features of the project. The plan shall include improvements consistent with the design standards and policies of the Los Angeles County Department of Public Works including, but not limited to, storm drainage facilities and detention facilities for the project.

Submit drainage concept plan indicating drainage features and policies of DPW

Prior to final map approval

Applicant

DPW

### *Fire*

<i># Mitigation</i>	<i>Action Required</i>	<i>When Monitoring to Occur</i>	<i>Responsible Agency or Party</i>	<i>Monitoring Agency or Party</i>
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The project is located within an area described by the Fire Department as a Very high Fire Hazard Severity Zone (VHFHSZ). Submit a final Fuel Modification and Landscape Plan to the County of Los Angeles Fire Department and Department of Regional Planning for review and approval.

Submit Fuel Modification and Landscape plan for review and approval

Prior to issuance of grading permit

Applicant

Fire Department  
DRP

### *Noise*

All construction equipment, fixed and mobile, shall be in proper operating condition and fitted with standard silencing devices. Proper engineering noise controls should be implemented when necessary on fixed equipment. It is recommended that a monitoring program be implemented by the applicant to monitor mobile sources.

Implement a monitoring program to monitor mobile sources

Prior to beginning of construction activities

Applicant

DRP

The surrounding residences shall be notified of the anticipated duration of the project, noise impact and any other pertinent information, providing a format for occupants to register questions and/or complaints.

Notify surrounding residences of project specifics

Prior to beginning of construction activities

Applicant

DRP

The applicant shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and/or complaints.

Post a notice at the site and along truck haul route

During construction

Applicant

DRP

Field Verification

Grading work should be kept between the hours of 8:00AM and 5:00PM, Monday through Friday. Noise generated by the project shall remain within standards dictated by the Los Angeles County Code, Title 12, Environmental Protection, Section 12.08.440.

Submit grading plans with note referencing Title 12, Section 12.08.440

During grading/construction

Applicant

DRP

DPH

Field Verification

# Mitigation

Action Required

When Monitoring to Occur

Responsible Agency or Party

Monitoring Agency or Party

**Water Quality**

In accordance with section 401 of the Federal Clean Water Act, a Water Quality Certificate shall be obtained from the Regional Water Quality Control Board (RWQCB) prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site.

Obtain Water Quality Certificate from RWQCB

Prior to approval of final map

Applicant

DRP

**Air Quality**

Develop and implement a dust control plan as approved by the County:

a. Apply approved non-toxic chemical soil stabilizers according to manufacturers' specification to all inactive

Submit dust control plan for review and approval

Prior to beginning of construction

Applicant

DRP

DPH

Field Verification

construction areas (previously graded areas inactive for four (4) days or more;

b. Replace ground cover in disturbed areas as quickly as possible;

c. Enclose, cover, water twice daily or apply approved soil binders to exposed piles (e.g. gravel, sand, dirt) according to manufacturers' specifications;

d. Water active grading sites at least twice daily (SCAQMD rule 403);

e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

f. Provide temporary wind fencing consisting of 3-to-5 foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded;

g. All trucks hauling dirt, sand, soil or other loose

materials are to be covered or should maintain at least two (2) feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code;

h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available);

i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip;

j. Apply water three (3) times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces;

k. Enforce traffic speed limits of 15 mph or less on all unpaved roads;

l. Pave construction roads when the specific roadway path would be utilized for 120 days or more.

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*Biota*

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# Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Prior to site grading, a relocation plan prepared by a qualified biologist should be implemented to address impacts to the on-site populations of short-joint beavertail. To the extent practicable and feasible, the on-site populations which have been salvaged should be replanted on-site within appropriate areas proposed for conservation.</p> <p>If construction activities (i.e., ground clearing and grading, including removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required.</p>	<p>Field Survey</p> <p>Prior to site grading, a relocation plan prepared by a qualified biologist to address impacts for on-site short-joint beavertail populations.</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP</p> <p>Fish and Game</p>
<p>If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on nesting raptors and other special-status birds:</p> <p>No more than two weeks prior to construction, a qualified wildlife biologist to conduct preconstruction surveys of all potential nesting habitats within 500 feet of construction activities where access is available.</p>	<p>Field Survey</p> <p>No more than two weeks prior to construction, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP</p> <p>Fish and Game</p>

# Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the “take” (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.

habitats within 500 feet of construction activities where access is available.

Prior to issuance of grading permit

Applicant

DRP  
Fish and Game

If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by special-status birds or that are located outside the no-disturbance buffer for active nests may be removed.

# Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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The Department of Fish and Game requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to the drainage basin located within the southwest portion of the project site. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate issuance of the Agreement when CEQA applies, the Department of Fish and Game as a responsible agency under CEQA may consider the local jurisdiction's (Lead Agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

Consult with the Department of Fish and Game to determine the requirement for a SAA

Prior to issuance of grading permit

Applicant

DRP  
Fish and Game

Prior to construction, a survey for special status reptiles and amphibians (as noted in the Biological Assessment dated October 8, 2007) will be conducted by a qualified wildlife biologist.

Field Survey  
  
Prior to construction, a survey shall be conducted by a

Prior to issuance of grading permit

Applicant

DRP  
Fish and Game

<i># Mitigation</i>	<i>Action Required</i>	<i>When Monitoring to Occur</i>	<i>Responsible Agency or Party</i>	<i>Monitoring Agency or Party</i>
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qualified biologist.

The project development's potentially adverse effect of night lighting on surrounding open space will be mitigated with low elevation lighting poles, and internal silvering of the globe or external opaque reflectors which direct light away from natural areas. The degree to which these measures are utilized should be dependent upon the distance of the light source from the urban edge.	Submit plan for review and approval	Prior to issuance of building permit	Applicant	Building and Safety DRP
The project site is located approximately 800 feet to the west of San Francisquito Canyon and an LA County Significant Ecological Area (SEA) which has heightened biological sensitivity. Prior to construction, the designated qualified biologist shall create appropriate buffer zones to assure the SEA is not disturbed.	Project Biologist will create a designated buffer zone  Review and site plan approval	Prior to approval of final map	Applicant	DRP
Prior to construction, the applicant or its contractor will designate a qualified Project Biologist responsible for overseeing biological monitoring, regulatory compliance and restoration activities associated with the construction of the proposed project in accordance with the adopted mitigation measures, and project conditions. (See attached document titled General Measures).	Designate a qualified Project Biologist prior to construction	Prior to issuance of building permit	Applicant	DRP Fish and Game
During final design of the project, the Project Biologist will review the design plans and make recommendations for avoidance and minimization of sensitive biological resources. The project applicant or its contractor shall	Qualified Biologist shall review final design plans to minimize impact on sensitive	Prior to final design of project	Applicant Contractor	DRP Fish and Game

determine the feasible and practicable implementation of those recommendations.

biological resources

In conjunction with the development of final design plans and specifications for construction, or other activities involving vegetation/habitat removal, the Project Biologist will review and provide recommendations to final design maps showing all sensitive habitats (ESAs) within 152.4 meters (500 feet) of the grading limits on the grading plans.

Final design and construction should restore stream channels, ephemeral drainages and washes to their original contours on completion of construction, where feasible, with the exclusion of areas of permanent impact.

During grading and construction, the Project Biologist will conduct monitoring in and adjacent to sensitive habitats including monitoring of the installation of protective devices (silt fencing, sandbags, fencing, etc.), construction of access roads, vegetation removal and other associated construction activities, as deemed appropriate by the Project Biologist. Biological monitoring will be conducted to document adherence to habitat avoidance and minimization measures addressed in the project mitigation measures in the CEQA document and as listed in the USFWS, CDFG, and ACOE permits/agreements (if applicable).

# Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Driving to work sites will be limited to established access routes whenever possible and should minimize cross-country travel. If cross-country driving is necessary, access routes should be flagged in the field to avoid impacts to sensitive habitats and should be approved by a qualified biologist prior to their use. Cross-country driving will be limited to designated routes, kept to the minimum number of trips necessary and avoided when soils are wet or saturated. A qualified biologist will flag appropriate exclusion areas adjacent to sensitive habitats near work areas or access routes.

### *Sewer*

The project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development. The applicant must apply for annexation.	Submit a site map showing the orientation of the church for review and approval	Prior to issuance of building permit	Applicant	DRP Building and Safety
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### *Other Services*

The development project is required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition	A Recycling and Reuse Plan	Prior to construction, demolition or grading permit may be issued	Applicant Contractor	DPW- Environmental Programs Division
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<i># Mitigation</i>	<i>Action Required</i>	<i>When Monitoring to Occur</i>	<i>Responsible Agency or Party</i>	<i>Monitoring Agency or Party</i>
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Debris Recycling and Reuse Ordinance.

All development and redevelopment projects which fall into one of the Standard Urban Stormwater Mitigation Plans project types, characteristics, or activities, must Obtain Urban Stormwater Mitigation Plans approval by the appropriate agencies.	Obtain Urban Stormwater Mitigation Plans approval	Prior to construction, demolition or grading permit may be issued	Applicant	Appropriate Agencies DPW
The development of this project shall comply with all applicable code and ordinance requirements for construction access, water mains, fire flows and fire hydrants.	Submit site plan for review and approval	Prior to issuance of building permit	Applicant	Fire Department Building and Safety
Specific fire and life safety requirements for the construction phase shall be addressed at the plan check stage.	Submit plan for review and approval	Prior to issuance of building permit	Applicant	Fire Department Building and Safety
Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities and/or storm water treatment facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.	Submit plan for review and approval	Prior to issuance of building permit	Applicant	Appropriate Agencies DPW

## *Compliance*

As a means of ensuring compliance with 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 time that all mitigation	Submittal and approval of compliance report and replenishing mitigation monitoring	Yearly and as required	Applicant and subsequent owner(s)	DRP
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# *Mitigation*

*Action Required*

*When Monitoring to Occur*

*Responsible  
Agency or Party*

*Monitoring  
Agency or Party*

measures have been implemented and completed.

account

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.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

No response within 10 days. Environmental determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

Monday, May 11, 2009

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Applicant Initials \_\_\_\_\_

Wednesday, May 13, 2009

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Applicant Initials \_\_\_\_\_