

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Prior to final map approval, submit a tree planting plan that shows the number, size and type of tree species to be planted along E San Bernardino Road that will sufficiently recreate the existing view of "tall evergreen and deciduous trees" located in North portion of the project site in addition to required front yard trees, and trees throughout the project site. b) The selected trees shall meet LA County requirements for drought-tolerance, native and non-invasive species per the County Biologist. c) The selected trees shall be included in the project's "onsite/front yard tree" performance bond and subject to bond release inspection after installation by a licensed electrical engineer and shall be in compliance with	Approval of a tree planting plan (TTM Exhibit "A").	Prior to final map approval.	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Prior to issuance of any building permit, the project applicant shall prepare a site lighting plan for review and approval by the County of Los Angeles Director of Regional Planning, or designee. The lighting plan shall be prepared by a licensed electrical engineer and shall be in compliance with applicable standards of the Los Angeles County Code. The lighting plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Director of Regional Planning, or designee.	Approval of a site lighting plan (Revised Exhibit "A").	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089**

3.1	Air Quality	<p>Prior to issuance of any building permits, the applicant shall include in the site plan and construction drawings a note requiring that during construction activities, fugitive dust control measures are applied, which includes the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Apply soil stabilizers or moisten inactive areas; <input type="checkbox"/> Prepare and implement a high wind dust control plan; <input type="checkbox"/> Stabilize previously distributed areas if subsequent construction is delayed; <input type="checkbox"/> Water exposed surfaces as needed for dust suppression (typically 3 times/day); <input type="checkbox"/> Cover all stock piles with tarps at the end of each day or as needed; <input type="checkbox"/> Provide water spray during loading and unloading of earthen materials; <input type="checkbox"/> Minimize in-out traffic from construction zone; <input type="checkbox"/> Cover all trucks hauling dirt, sand, or loose material or require all trucks to maintain at least two feet of freeboard; and <input type="checkbox"/> Sweep streets daily if visible soil material is carried out from the construction site 	Approval of construction plans with a note requiring that during construction activities, fugitive dust control measures are applied.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	Public Works/Building and Safety
-----	-------------	--	---	---	-----------------------------------	----------------------------------

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089**

4.1	Biological Resources	<p>Within five (5) days prior to land-clearing activities between February 1 through September 15, a qualified biologist shall conduct a nesting survey to identify any direct or indirect impacts to actively nesting birds. If direct or indirect impacts are identified, the biologist shall specify the appropriate mitigation measure(s) for these impacts. Such measures may include avoidance of occupied nests, staging work areas outside an established buffer area, modified scheduling of grading and clearing and monitoring of active nests during construction.</p>	<p>Conduct pre-construction nesting bird survey.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Regional Planning</p>
5.1	Cultural Resources	<p>Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Regional Planning</p>

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089**

5.2	Cultural Resources	Prior to commencement of any grading activity on site, the applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Applicant and subsequent owner(s)	County Coroner, or designee.

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089**

7.1	Geology / Soils	<p>Mitigation shall be implemented in the form of strict compliance with all recommendations specified in recommendations specified in the Geotechnical Evaluation (GCI 2014). The geotechnical recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, and serve as reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. The geotechnical recommendations are intended to provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level," as defined by California Code of Regulations Section 3721(a). However, the Geotechnical Evaluation's recommendations are considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the County of Los Angeles. Further, all geotechnical recommendations must be confirmed to be suitable or modified based on the actual as-graded conditions.</p>	<p>Prior to issuance of grading Permits, the plans shall include notes indicating that all recommendations specified in the Geotechnical Engineering Investigation (GCI 2014) shall be implemented.</p>	<p>Prior to issuance of a grading permit and during grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Works/Building and Safety</p>
-----	-----------------	---	---	---	--	---

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089**

13.1	Noise	<p>During site grading and construction, County of Los Angeles Noise Standards shall be fully implemented and shall include the following site-specific requirements:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction shall not be permitted on any national holiday or on any Sunday. • All construction equipment shall use properly operating mufflers. • Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from said source shall be prohibited unless a means exists to reduce such noise below 75 dBA. The use of a temporary noise barrier during construction is considered a reasonable and feasible measure, as described below, if the 75 dBA Noise Ordinance requirement cannot be achieved by other means. • A temporary noise barrier shall be installed along the eastern site boundary when heavy equipment is being used within 160 feet of said boundary. The barrier height shall be 10 feet above grade. If sound blankets are installed on a support framework, the edges shall overlap sufficiently to cover any gaps, and the areal density of the framework and fabric shall be at least 3.5 pounds per square foot to provide adequate stiffness to the array. 	<p>Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards and the listed notes.</p>	<p>Prior to issuance of a grading permit and during grading activities.</p>	<p>Applicant and subsequent owner(s)</p>	<p>Public Health and Public Works/Building and Safety</p>
------	-------	---	---	---	--	---

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01018-(1) / TTM NO. 072718 / ENV NO. 201400089**

13.2	Noise	<p>During site preparation and grading activities, only small bulldozers shall be permitted to operate within 56 feet of the nearest residences to the east. To maintain a minimum 56-foot separation from adjacent residences, an exclusionary setback from homes along the entire eastern site boundary shall be established and delineated on grading plans. Delineation shall be made by buffering residential buildings using aerial photography, planimetric survey data, or similar methods. It is preliminarily estimated that large bulldozers shall be restricted from operating within 18 to 36 feet of the entire eastern, western and southern site boundary.</p> <p>If this measure is infeasible and use of larger equipment is required, structural surveys shall be conducted before and after grading and any structural damage (stucco cracks, etc.) attributed to adjacent heavy equipment operations shall be remediated at the contractors expense.</p>	Prior to issuance of grading Permits, the plans shall include notes indicating compliance with the required equipment buffering.	Prior to issuance of a grading permit and during grading and construction activities.	Applicant and subsequent owner(s)	Public Works/Building and Safety
19	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 as required.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning

* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.