

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-02680-(5) / TR 073065 / CUP NO. 201400126 / ENV NO. 201400215

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
AQ-1	Air Quality	<p>Architectural Coatings. The proposed project shall use interior and exterior paints with the least amount of VOCs practical for the purpose needed. In general, interior paint with VOC content of less than 50 g/L shall be used, and zero-VOC paints shall be used wherever feasible</p>	Use of low-VOC or no-VOC paints. Paints used shall be indicated on the project's Master Plot Plan.	Upon approval of Master Plot Plan	Permittee	DRP, DPH
BR-1	Biological Resources	<p>Nesting Bird Surveys. Project-related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from December 1 through August 31 unless a biological monitor acceptable to the Department of Regional Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as equipment noise exceeding 60dB, or direct artificial night lighting. Commencing one month previous to the onset of disturbance, weekly surveys shall be conducted on the subject property within 500 feet of disturbance areas. The final survey shall be no more than three (3) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent to the site, the monitor shall demarcate an area to be avoided by disturbance activities until the active nest is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds (typically 500 feet for raptors and 300 feet for other birds). Limits of avoidance shall be demarcated with flagged fencing. The biological monitor shall record the results of the surveys and results of the recommended protective measures described above and submit the records to the applicant, CDFW, and the Department of Regional Planning, to the satisfaction of the Director of the latter.</p>	Retention of approved biological monitor, submittal of survey reports.	Prior to issuing of grading or building permits, then continuing during construction	Permittee	DRP

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CR-1	Cultural Resources	<p>Cultural Remains. Should cultural resource remains be encountered during land modification activities, work shall cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources. If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC</p>	Contact County Coroner, NAHC, follow relevant sections of Public Resources Code	Upon discovery of human or cultural remains	Permittee	DRP, Coroner, NAHC
GS-1	Geology / Soils	<p>Commercial Lot Vegetation. Upon the completion of grading activities on the project site, Lot 2 shall be planted with appropriate native, drought-tolerant ground cover in order to mitigate the potential loss of topsoil through erosion. Such ground cover shall be approved by the Director of Regional Planning, in consultation with staff biologists, prior to final CUP approval.</p>	Landscape plan approval	Prior to final CUP approval	Permittee	DRP
GS-2	Geology / Soils	<p>Soil Recompaction. In order to adequately mitigate potential impacts of the project site's areas of expansive soil and liquefaction, soil from the project site shall be overexcavated and recompacted to the satisfaction of the Department of Public Works.</p>	Overexcavation and recompaction of project site soil	Prior to rough grading approval	Permittee	DPW
N-1	Noise	<p>Construction Equipment. If electrical service is available within 150 feet, electrical power shall be used to run air compressors and similar power tools. Internal combustion engines shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project site without the manufacturer-recommended muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.</p>	Use of electrical power for tools, mufflers for internal combustion engines	During construction	Permittee	DRP, DPH

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N-2	Noise	<p>Additional Construction Noise Controls. For all mobile construction equipment operating within 250 feet of adjacent residential receptors east and west of the project site, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Such techniques may include, but are not limited to, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and affected uses. Temporary noise barriers used during construction activity shall be made of noise-resistant material sufficient to achieve a Sound Transmission Class (STC) rating of STC 25 or greater, based on sound transmission loss data taken according to ASTM Test Method E90. Such a barrier may provide as much as a 10 dBA insertion loss, provided that it is positioned as close as possible to the noise source or to the receptors. To be effective, the barrier must be long and tall enough to completely block the line-of-sight between the noise source and the receptors. The gaps between adjacent panels must be filled-in to avoid having noise penetrate directly through the barrier.</p>	Use of noise barriers for construction equipment within 250 feet of residences	During construction	Permittee	DRP, DPH
N-3	Noise	<p>Neighbor Notification. Provide notification to commercial and residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall be posted on Plum Canyon Road adjacent to the project site, and shall be easily viewed from adjacent public areas</p>	Notification of adjacent neighbors 24 hours prior to significant noise generating activities	24 hours prior to occurrence, During construction	Permittee	DRP, DPH
MC-1	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.	Permittee	DRP