
V. MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Section 15097 of the CEQA Guidelines (Mitigation Monitoring or Reporting) provides additional direction on mitigation monitoring and reporting). The Los Angeles Department of City Planning (“City Planning”) is the Lead Agency for the proposed project.

An EIR has been prepared to address the potential environmental impacts of the proposed project. Where appropriate, the EIR includes recommended mitigation measures to avoid or substantially lessen the significant environmental impacts associated with the proposed project. The EIR includes other recommended mitigation measures that would reduce further non-significant environmental impacts associated with the proposed project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of all mitigation measures that are adopted for the proposed project. As shown on the following pages, each required mitigation measure for the proposed project is listed and categorized by impact area, with accompanying discussion of:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored:
 - Pre-Construction, including the design phase.
 - Construction.
 - Occupancy (post-construction).
- The Enforcement Agency, the agency with the power to enforce the mitigation measure.
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMP for the proposed project will be in place throughout all phases of the project. The project developer shall be responsible for implementing all mitigation measures unless otherwise noted. The project developer shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City’s existing planning, engineering, review and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to City Planning shall be at the discretion of the City. Generally, each report will be submitted to City Planning in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. City Planning, in conjunction with the project developer, shall assure that project construction occurs in accordance with the MMP. The South Coast Air Quality Management District (SCAQMD) shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed below are all departments of the City, unless otherwise noted.

GEOLOGY AND SOILS

A-1 The project developer shall incorporate setback zones from potential rock fall areas (as shown in Figure IV.A-1). In areas where structures may encroach within the setback area, rock fall containment devices shall be incorporated into the design. Examples of such devices include debris fences or walls, rock bolting and netting, or rock fall containment basins.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

A-2 The project developer shall grade buttresses of existing landslides and install subdrainage systems to reduce the build-up of subsurface water, thereby increasing the stability of the slopes. At a minimum, slopes prone to landsliding shall be provided with a minimum keyway width of one-half of the slope height (with a minimum width of 12 feet), and a buttress fill to provide a final slope gradient of 2:1 (horizontal:vertical) in accordance with the Los Angeles Building Code (LABC).

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

A-3 The following mitigation shall be completed during grading using standard grading techniques in accordance with the LABC, which would reduce risks from landslides to an acceptable level. The project developer shall:

- Stabilize or remove Landslide 1 during grading.
- A cut slope into Landslide 2 will require stabilization of the slope and a partial removal of the landslide mass.

- Landslide 3 shall include a shear key for the outside edge of the roadway above.
- Landslides 5 and 6 shall be removed during grading.
- The outside edge of the lot above Landslide 10 will require a shear key to building pads above.
- Landslide 11 will require a partial excavation of the landslide mass to provide support for the adjacent fill slope.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- A-4** The project developer shall replace most cut slopes, as required, with a stabilization fill slope or buttress fill slope with a maximum slope gradient of 2:1 (horizontal:vertical). Any slope that cannot be rebuilt as a 2:1 or flatter shall be rebuilt as a reinforced slope or lessened to a 2:1 gradient with retaining walls.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- A-5** The project developer shall ensure that temporary back cut slopes associated with remedial grading of stabilization fills and buttress slopes shall not exceed a slope gradient of 1.5:1 (horizontal:vertical), and shall more typically maintain a slope gradient of 2:1. Fill widths at the top of the slopes shall maintain a minimum width of 15 feet. Buttress and stabilization fills shall be built with keyways with a minimum width of one-half the slope height (with a minimum width of 12 feet) and supplied with subdrainage to preclude buildup of water. Design, grading and construction of the cut slopes shall conform with the LABC.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- A-6** Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes to channel runoff around the site shall be constructed. Channels shall be lined with grass or pavement shall be roughened to reduce runoff velocity.

- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- A-7** Appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department, Grading Division, shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the LABC, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned to shield and bind the soil.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- A-8** All construction waste shall be disposed of properly. Appropriately labeled recycling bins shall be provided to recycle construction materials, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- A-9** During construction, leaks, drips and spills shall be immediately cleaned up to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- A-10** During construction, pavement shall not be hosed down at material spills and dry cleanup methods shall be used whenever possible.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- A-11** During construction, dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or cover with tarps or plastic sheeting.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

A-12 During construction, gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

A-13 During construction, all vehicle/equipment maintenance, repair and washing shall be conducted away from storm drains. All major repairs shall be conducted offsite. Drip pans or drop clothes shall be used to catch drips and spills.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

AIR QUALITY

Construction

B-1 Moisten soil not more than 15 minutes prior to moving soil and three times a day, or four times a day under windy conditions, in order to maintain soil moisture of 12 percent.

Monitoring Phase: Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety

B-2 On the last day of active operations prior to a weekend or holiday or before beginning grading on another portion of the project site, apply water or a chemical stabilizer to maintain a stabilized surface. Maintain this surface crust as long as the disturbed soil remains uncovered.

Monitoring Phase: Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety

B-3 Water excavated soil piles hourly or cover piles with temporary coverings.

- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety
- B-4** Cease grading during periods when winds exceed 25 miles per hour.
- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety
- B-5** Operate vehicles on unpaved roads at 15 mph or less.
- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety
- B-6** Apply appropriate NOx control technologies, such as use of lean-NOx catalyst or diesel oxidation catalyst, to the extent feasible.
- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety
- B-7** Blasting and crushing equipment shall be equipped with water spray devices in order to maintain soil moisture and prevent fugitive dust emissions.
- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety
- B-8** Cease grading during periods when the SCAQMD calls a Stage 1 episode in SRA 8.
- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: SCAQMD/Department of Building and Safety
- B-9** For all homes in the Development Areas located within 300 feet from the edge of Interstate 210, the project developer shall provide an information and disclosure statement to each prospective buyer and include such statement as part of the final sales literature, which statement shall include the following:

- The fact that the proposed home is located within 300 feet from the edge of Interstate 210.
- A statement that this subject has been addressed in the Final EIR for the project and that the Final EIR is on file with the City of Los Angeles, Department of City Planning.
- A statement that additional information regarding the potential health effects from proximity to freeways and other high traffic areas may be obtained from the SCAQMD and the Office of Environmental Health Hazard Assessment at the California Environmental Protection Agency.

Monitoring Phase: Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HYDROLOGY AND WATER QUALITY

Storm Water Runoff

- C-1** Drainage from the building sites shall be directed toward the street in non-erosive drainage devices.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- C-2** Building pads shall have sufficient height above the curb to drain toward the street on a slope of two percent. Pad drainage may be conveyed to the street via side lot swales, as required.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- C-3** Where the tributary area is deemed sufficient by the City Engineer and approved by the decision-maker, paved drainage terraces shall be provided along terraces, at the top of cuts, and behind retaining structures.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- C-4** Mulch shall be used to the extent feasible in all landscape areas.

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| | Monitoring Phase: | Construction |
| | Enforcement Agency: | Department of City Planning |
| | Monitoring Agency: | Department of City Planning |
- C-5** Existing trees and shrubs shall be preserved and protected, to the extent feasible.
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| | Monitoring Phase: | Construction |
| | Enforcement Agency: | Department of City Planning |
| | Monitoring Agency: | Department of City Planning |
- C-6** Efficient irrigation systems that minimize runoff and evaporation, and maximize the water that would reach the plant roots, such as a dripline system, shall be installed.
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| | Monitoring Phase: | Construction |
| | Enforcement Agency: | Department of Building and Safety |
| | Monitoring Agency: | Department of Building and Safety |
- C-7** Timed irrigation system shall be provided for water conservation.
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| | Monitoring Phase: | Occupancy |
| | Enforcement Agency: | Department of Building and Safety |
| | Monitoring Agency: | Department of Building and Safety |
- C-8** Slopes shall be graded so that runoff of surface water is minimized.
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| | Monitoring Phase: | Construction |
| | Enforcement Agency: | Department of Building and Safety |
| | Monitoring Agency: | Department of Building and Safety |
- C-9** Permanent drainage and debris control facilities shall be constructed to the satisfaction of the City Engineer. As proposed, such facilities shall include:
- Underground stormdrains with capacity for a 50-year frequency storm.
 - Terrace drains provided in compliance with the requirements of the Los Angeles Municipal Code (LAMC).
 - Energy dissipators installed at any outlet structure where the velocity is considered erosive.
 - Roof runoff collected in a rain gutter and downspout system and directed to approved areas via non-erodible conductors.

Monitoring Phase: Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Building and Safety

C-10 Semi-permeable pavement shall be utilized for hardscape areas.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

C-11 The project shall adhere to applicable provisions of the LAMC, Flood Hazard Management Specific Plan (if applicable) and the recommendations of the City Engineer/Department of Building and Safety.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Building and Safety

Water Quality

C-12 The project developer and/or homeowners' association(s) shall work with the City to make residents aware of used motor oil recycling facilities and household hazardous waste drop-off centers in the area. Availability of centers can reduce the amount of toxic contaminants found in urban runoff.

Monitoring Phase: Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

C-13 Signage shall be installed on all project storm drain inlets to read: "NO DUMPING OF WASTE-DRAINS TO OCEAN", or other similar signage consistent with forthcoming City policies.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

C-14 Reducing pesticide and fertilizer use at the source can remove these pollutants from urban runoff. The project developer and/or homeowners' association(s) shall adopt Integrated Pest Management (IPM) programs for use on their own public grounds in addition to promoting their use to project residents.

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

C-15 “Pooper-scooper” regulations shall be included in Covenants, Conditions and Restrictions (CC&Rs) to require proper disposal of animal waste and to prevent additional nutrient loading of storm drains.

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

C-16 Newly-excavated sites tend to contribute significant amounts of sediments and toxic materials to the drainage systems. The following steps shall be taken to minimize this process:

- Where feasible, phase construction to limit activity during the wettest months of the year (i.e., December, January and February).
- Stabilize exposed surfaces immediately after construction is complete, and ensure that permanent stabilization is successful, through implementation of the following:
 - Minimization of stripped areas;
 - Use of straw bale filters and sand bagging;
 - Temporary seeding and mulching of all stripped areas;
 - Conservation cultivation practices on steep slopes;
 - Traffic control on construction sites;
 - Berms and crushed stone on construction roads;
 - Reduction of effective slope length in critical areas with benches or terraces; and
 - Slopes shall be planted with protective vegetation and a suitable watering system (in conformance with City requirements) installed as soon as practical after completion of grading.
- Use of accepted materials storage procedures, spill prevention and other “housekeeping” practices to prevent runoff contamination by toxic chemicals such as paints, solvents, pesticides, metals from building materials, or fuels.

- Monitoring Phase:** Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Building and Safety
- C-17** Cleaning of wastes and debris from all project area debris retention and water detention basins shall be completed by the homeowners' association(s) on a quarterly basis (or more frequently if reasonably required). Special importance shall be given to the cleaning of debris retention and water detention basins prior to the first rainstorm of the year, in order to reduce "first flush" effects on the area watershed and to prevent unnecessary sediment and waste load transport.
- Monitoring Phase:** Occupancy
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Building and Safety
- C-18** The project developer shall be responsible for obtaining the necessary National Pollution Discharge Elimination System (NPDES) Construction Permit for the project site from the Regional Water Resources Control Board, Wastewater Division. The project developer shall obtain a Notice of Intent (NOI) for compliance with the State's NPDES General Construction Permit prior to issuance of a grading permit. The Construction Permit NOI shall include a Storm Water Pollution Prevention Plan (SWPPP) to address construction sediment and erosion control. The project developer would also be required to address long-term monitoring and the implementation of Best Management Practices (BMPs) to the "maximum extent practicable". Maximum extent practicable means to the maximum extent possible, taking into account the latest available technology and economic feasibility.
- Monitoring Phase:** Pre-Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Building and Safety
- C-19** Temporary erosion control measures, such as landscaping, berms, etc., shall be implemented following grading to minimize sedimentation impacts to onsite drainages. Available measures include introduction of rapid developing, soil-anchoring groundcover (of native plant species), and strategic placement of runoff-detaining structures. These runoff-detaining structures and all remaining construction sediment and debris shall be removed at the time of project completion.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

BIOLOGICAL RESOURCES**Flora and Fauna*****Army Corps of Engineers (Army Corps) and California Department of Fish and Game (CDFG) Jurisdiction***

D.1-1 The project developer shall create a water quality basin in the lower reach of Drainage 4 that covers approximately 2.5 acres. The basin shall be planted with a mosaic of wetland/riparian habitats that will provide both biogeochemical (water quality) and habitat functions. The habitats shall include southern coast live oak riparian forest at the upper elevations, southern mixed riparian in the middle elevations and wet meadow or emergent marsh in the wettest (lowest) areas.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

D.1-2 The project developer shall preserve and enhance approximately 2.5 acres within La Tuna Canyon Wash that exhibit moderate to high levels of infestation by sticky eupatory (*Ageratina adenophora*) and African umbrella sedge (both are recognized as invasive exotic species). The enhancement program shall include eradication of sticky eupatory and African umbrella sedge from the onsite reach through a five-year program. The five-year program shall also include replanting with native understory species in areas where the dense understory formed by sticky eupatory has been removed.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

D.1-3 The mitigation and monitoring plan with respect to Mitigation Measures D.1-1 and D.1-2, above, shall be subject to the approval of the Army Corps, CDFG and the Regional Water Quality Control Board.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

Non-Jurisdictional Riparian Habitats

D.1-4 The project developer shall provide 1.89 acres of native riparian plantings within the onsite detention basins and water quality basins and other appropriate areas.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

D.1-5 The project developer shall revegetate 2.12 acres of southern mixed riparian forest and 0.51 acre of southern coast live oak riparian forest.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

Active Bird Nests

D.1-6 If construction occurs during the nesting season for migratory birds (March 15-August 15), then prior to construction activities, the project developer shall have a qualified biologist survey the project site for the presence of any occupied raptor nests. If such a nest is found, it shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

D.1-7 If grading or clearing of vegetation is scheduled to take place during the nesting season for migratory or resident birds (March 15-August 15), a qualified biologist will survey the areas to be graded no more than three days prior to the start of work. If active nests of migratory or resident birds are located, measures to ensure protection of the nesting migratory or resident bird will be determined by the monitoring biologist and will depend on factors such as the bird species and the construction schedule. These measures may include, but are not limited to:

- (1) If a non-raptorial avian nest is identified that has either eggs or nestlings, the shrub or tree containing the nest will be clearly marked with flagging tape or caution ribbon to identify the presence of an active nest. No mechanized work will be allowed within 25 feet of the nest until the fledglings have departed the nest or until the biologist has determined that the nesting attempt has failed and been abandoned by the adult birds.

- (2) If a raptor nest is identified that has either eggs or nestlings, the shrub or tree containing the nest will be clearly marked with flagging tape or caution ribbon to identify the presence of an active nest. No mechanized work will be allowed within 200 feet of the nest until the fledglings have departed the nest or until the biologist has determined that the nesting attempt has failed and been abandoned by the adult birds.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

D.1-8 All prospective homebuyers will be clearly advised of the implications of living adjacent to natural open space areas. The educational materials will be written to foster an appreciation of native ecosystems, and will identify appropriate measures that homeowners should take to minimize conflicts between wildlife, domestic animals, and humans, including:

- (1) Responsibilities and benefits associated with living near a wildland area (e.g., residents will be required to avoid planting invasive plant species, and will receive benefits related to maintaining the natural beauty of nearby open space areas).
- (2) Warnings of dangers and nuisances posed by wildlife that may forage at the development edge (e.g., dangers that mountain lions pose to humans and potential loss of pets to naturally occurring predators).

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

D.1-9 The homeowners' association(s) shall monitor the landscaped areas over a five-year period following the completion of landscaping in a Development Area and remove, as necessary, unwanted non-native invasive species that become established, ensuring that, over time, native habitats are established.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

D.1-10 In order to minimize the movement of displaced animals into residential areas during clearing and grubbing of areas to be graded, such clearing and grubbing activities will start at the existing urban edge and move toward open space.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

Native Trees

D.2-1 The project's arborist shall identify the tree's Optimal Protection Zone (OPZ)¹ in the field and staking of this zone in a half-circle adjacent to the development edge.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	Bureau of Street Services (BOSS), Department of Public Works
Monitoring Agency:	Department of City Planning

D.2-2 The project's arborist shall ensure that protective fencing is installed around the perimeter of the tree's OPZ or at the edge of the limit of the 20-Foot Wide Disturbance Area,² whichever is closer to the trunk (see Figure IV.D-19). The protective fencing shall be temporary and shall be removed upon the completion of ground-disturbing activities. The fence shall be a chain link fence with posts placed no greater than 10 feet on center. The project arborist shall identify all trees requiring temporary fencing and shall verify that the fences are in place prior to commencement of grading operations within 50 feet of the OPZ of any tree not scheduled for removal or not identified as "impacted" in the permit issued by the City. Exceptions to the fencing requirement may be made where preserved tree locations make unintended impacts sufficiently unlikely due to the presence of steep terrain or other physical barrier.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	BOSS, Department of Public Works
Monitoring Agency:	Department of City Planning

D.2-3 The project's arborist shall ensure the placement of four inches of wood-chip mulch over the ground surface within the OPZ where that zone extends beyond the protective fencing and into the 20-Foot Wide Disturbance Area. This measure may be necessary to limit the compacting effect of heavy equipment on topsoil within the root zone of protected trees. Where appropriate, the four-inch mulch layer shall be placed under the supervision of the project

¹ The OPZ is an analytical tool used to predict the actual extent of root penetration into the soil surrounding a tree for the purpose of identifying potential impacts and appropriate mitigation measures.

² The "20-Foot Wide Disturbance Area" is the area beyond the limits of grading, but within 20 feet of the Limits of Grading line.

arborist and shall be placed upon first encroachment of grading equipment into the OPZ. Exceptions to the mulching requirement may be made where preserved tree locations make unintended impacts sufficiently unlikely due to the presence of steep terrain or other physical barrier.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: BOSS, Department of Public Works
Monitoring Agency: Department of City Planning

- D.2-4** Should any protected tree's branches overlap the outer edge of the 20-Foot Wide Disturbance Area and require pruning in order to allow grading to proceed, the pruning shall be performed or supervised by the project arborist or a certified arborist.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: BOSS, Department of Public Works
Monitoring Agency: Department of City Planning

- D.2-5** The project arborist shall follow or accompany the survey crews prior to the commencement of grading in order to confirm impacts to trees scheduled to be impacted and to confirm avoidance of trees scheduled for preservation. Should any adjustments to the total impact figures be necessary, the project arborist shall notify the project proponent and the project developer, which shall notify the City of the revision.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: BOSS, Department of Public Works
Monitoring Agency: Department of City Planning

- D.2-6** The project developer shall implement the final tree planting program for the project, which shall be based on the conceptual tree planting program summarized in Table IV.D-16 in the Draft EIR and the Addendum to the Tree Inventory and Impact Analysis included in Appendix E to the Final EIR, as modified to conform to the specifications for the Development Areas in the approved vesting tentative tract map. The final tree planting program shall be approved by an independent certified arborist and shall include species, sizes, quantities, planting locations and planting specifications, as well as criteria for success and guidelines for monitoring and tree assessments. The plantings would occur within entry points, common areas, road right-of-ways, perimeters of detention basins, common slopes, flood control facilities, fuel modification slopes and private residential lots. Consistent with the conceptual tree planning program, the final tree planning program shall include (1) with respect to all replacement plantings, a minimum replacement ratio of 7.6:1 for impacted coast live oaks and 6.7:1 for impacted western sycamores, (2) with respect to 15-gallon and larger replacement stock, a minimum

replacement ratio of 4.6:1 for impacted coast live oaks and 4.1:1 for impacted western sycamores, and (3) a 10-percent planting overage to allow for potential losses of replacement trees.

Monitoring Phase: Construction
Enforcement Agency: BOSS, Department of Public Works
Monitoring Agency: Department of City Planning

D.2-7 All tree plantings shall be subject to a five-year monitoring effort by an independent certified arborist. This monitoring effort shall consider growth, health, and condition of subject trees in order to evaluate the project's success. This monitoring effort might result in recommendation of remedial actions should any of the tree plantings exhibit poor or declining health. These actions may include more frequent monitoring, installation of protective devices, pruning for larger specimens, integrated pest management (IPM) for pest or disease infestation and other professionally accepted methods to improve the health and vigor of a tree. Fencing and other protective measures could be required for trees less than four (4) feet tall (including acorn plantings) planted in areas where soil compaction, foot traffic, and equine or other recreational uses may occur. These measures shall remain in place until the trees are large enough to be self-protecting. Any coast live oak that fails during the monitoring period shall be replaced with a tree of the same species and equivalent trunk diameter.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: BOSS, Department of Public Works
Monitoring Agency: Department of City Planning

Local Movement

D.3-1 The project developer shall install lower intensity lighting for the bridges that cross La Tuna Canyon Wash and Drainage 4.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

D.3-2 The project homeowners' association(s) shall maintain openings in walls at key locations within the Development Areas to enhance local movement paths.

Monitoring Phase: Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

NOISE

- E-1** Construction activities, including job-site deliveries, shall be limited to the hours of 7:00 a.m. to 9:00 p.m., provided that such construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. to the extent such construction activities are conducted within 500 feet of any existing residential buildings.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- E-2** In accordance with Section 41.40(c) of the LAMC, construction activities, including job-site deliveries, shall not be conducted within 500 feet of any existing residential buildings before 8:00 a.m. or after 6:00 p.m. on Saturday or any national holiday or at any time on Sunday.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- E-3** Prohibit use of adjoining residential streets by construction personnel and construction-related vehicles for parking.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- E-4** An area should be designated as far from residential areas as feasible for the delivery of materials and equipment to site.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- E-5** Stage deliveries to occur from mid-morning to mid-afternoon, where feasible, to take advantage of times when residential zones are less susceptible to annoyance from outside noise.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-6 Coordinate deliveries to reduce the potential of trucks waiting to unload for protracted periods of time.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-7 All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices should be kept in good working condition throughout the construction process.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-8 To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment instead of diesel powered equipment shall be used for exterior construction work.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-9 Maintaining equipment in an idling mode shall be minimized. All equipment not in use shall be turned off.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-10 For smaller equipment (such as, air-compressors and small pumps), line-powered equipment shall be used to the extent feasible.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-11 The project developer shall appoint a construction coordinator to interface with the general contractor, neighboring communities, local neighborhood councils and local equestrian organizations. The construction coordinator shall be accessible to resolve problems related to the effects of project construction on the surrounding community, to the extent feasible. The

construction coordinator shall also provide information to the surrounding community regarding scheduling of specific construction activities (e.g., grading and blasting) and construction phasing.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-12 In order to meet the California Department of Transportation (Caltrans) standard regarding freeway noise, one of the following two options shall be implemented:

- Sound walls shall be constructed at the locations and heights shown in Figure IV.E-2 of the Draft EIR, as revised in Figure 3-S in Appendix F to the Final EIR.
- The elevations or locations of the homes shall be altered and/or intervening berms or landform features shall be integrated into the project design.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E-13 The project design and construction will incorporate all applicable building codes that relate to building sound insulation, including appropriate use of double-glazed windows, etc.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

ARTIFICIAL LIGHT AND GLARE

F-1 The CC&Rs for the proposed project shall prohibit the use of all exterior uplighting fixtures for building facades and trees, establish design limits on the amount of landscape lighting per foot, permit only downlighting for all exterior-building mounted fixtures, and prohibit “glowing” fixtures that would be visible from existing communities or public roads.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

F-2 The CC&Rs shall specify that night lighting on private property located on any lot located within 100 feet from the edge of Interstate 210 shall be permitted, provided it is low-height, low illumination safety lighting that is shielded and directed onto the property.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

F-3 For internal street lighting, the minimum maintained average illuminance level shall be reduced from 0.4 fc to 0.2 fc by reducing the wattage of the street lighting fixtures while maintaining the IES recommended uniformity ratio of 6:1 minimum to average fc.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

F-4 Roadway light fixtures shall be full cut-off, well-shielded fixtures that will allow no direct beam illumination into the night sky or into adjacent open space areas.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

F-5 Exterior buildings finishes shall be non-reflective and use natural subdued tones.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

F-6 All roofs visible from the Interstate 210 and/or La Tuna Canyon Road shall be surfaced with non-reflective materials.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

LAND USE

No mitigation measures are necessary.

POPULATION AND HOUSING

No mitigation measures are necessary.

TRANSPORTATION/TRAFFIC

I-1 Fund the design and installation of a traffic signal compatible with Automated Traffic Surveillance and Control/Adaptive Traffic Control System (ATSAC/ATCS) for the intersection of Development Area A Access/Interstate 210 Westbound Ramps and La Tuna Canyon Road. The above transportation improvement, including all necessary dedications, widening and signal installation, shall be guaranteed before the issuance of any building permit through the B-Permit process of the City of Los Angeles Bureau of Engineering (BOE) and encroachment permit of Caltrans. Prior to setting the bond amount of the B-Permit, the BOE shall require that the developer's engineer or contractor to contact Los Angeles Department of Transportation's (LADOT) B-Permit Coordinator at (213) 580-5322 to arrange a pre-design meeting to finalize the design for the required transportation improvements. The traffic signal shall be constructed and completed, before the issuance of any certificate of occupancy, to the satisfaction of LADOT, the BOE and Caltrans.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	LADOT, BOE, Caltrans
Monitoring Agency:	LADOT, BOE, Caltrans

I-2 With respect to the section of La Tuna Canyon Road adjacent to the project site, (1) the project developer shall dedicate along the entire project frontage on La Tuna Canyon Road to bring the right-of-way up to the standard required by the General Plan, (2) the project developer shall construct improvements on La Tuna Canyon Road so as to provide two lanes in each direction with left-turn channelization at the access points for Development Area A, Development Area B and the equestrian park and (3) no additional roadway widening along the proposed project's La Tuna Canyon Road frontage shall be required.

Monitoring Phase:	Construction
Enforcement Agency:	LADOT, BOE
Monitoring Agency:	LADOT, BOE

I-3 The project developer shall contact the Bureau of Engineering, Department of Public Works to ensure compliance with the requirements of the LAMC related to the equestrian park.

Monitoring Phase:	Construction
Enforcement Agency:	BOE, Department of Public Works
Monitoring Agency:	BOE, Department of Public Works

- I-4** The driveway to Development Area A on La Tuna Canyon Road shall be aligned as the north leg of the signalized intersection at Development Area A Access/Interstate 210 Westbound Ramps and La Tuna Canyon Road.

Monitoring Phase: Construction
Enforcement Agency: LADOT, BOE
Monitoring Agency: LADOT, BOE

- I-5** To avoid the encroachment of vehicles onto the public right-of-way, a minimum of 40 feet of reservoir space shall be provided at each driveway. This distance shall be measured from the property line to the first parking stall and/or gate.

Monitoring Phase: Construction
Enforcement Agency: LADOT, BOE
Monitoring Agency: LADOT, BOE

- I-6** The driveways for Development Area B shall be located away from any blind curve along La Tuna Canyon Road. Queuing and merging areas shall be provided for ingress and egress vehicles, respectively. The driveways serving Development Area B shall be consistent with the requirement(s) of LADOT and other City departments.

Monitoring Phase: Construction
Enforcement Agency: LADOT, BOE
Monitoring Agency: LADOT, BOE

- I-7** As backing into or out of arterial highways or collector streets is not permitted, the path and location of all trucks and vehicles with horse trailers shall be indicated on the parking area and driveway plan submitted by the project developer to LADOT prior to the issuance of building permits.

Monitoring Phase: Pre-Construction
Enforcement Agency: LADOT
Monitoring Agency: LADOT

- I-8** Final LADOT approval shall be obtained prior to the issuance of any building permits. This shall be accomplished by submitting a detailed site/driveway plan, at a scale of at least 1 inch = 40 feet, to LADOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys. This site/driveway plan shall be submitted as soon as possible, prior to the submittal of building plans to the Department of Building and Safety.

Monitoring Phase:	Pre-Construction
Enforcement Agency:	LADOT
Monitoring Agency:	LADOT

PUBLIC SERVICES

Fire Protection

J.1-1 An automatic fire sprinkler system shall be installed in each structure in accordance with Section 57.09.07 of the LAMC.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety, Los Angeles Fire Department (LAFD)
Monitoring Agency:	LAFD

J.1-2 At least two different ingress/egress roads shall be provided for each Development Area that will accommodate major fire apparatus and provide for major evacuation during emergency situations.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety, LAFD
Monitoring Agency:	LAFD

J.1-3 Private streets and entry gates shall be built to City standards to the satisfaction of the City Engineer and the Los Angeles Fire Department (LAFD).

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety, LAFD
Monitoring Agency:	LAFD

J.1-4 Construction of public or private roadways in the development shall not exceed 15 percent in grade.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety, LAFD
Monitoring Agency:	LAFD

J.1-5 Private development shall conform to the standard street dimensions shown on City Department of Public Works Standard Plan D-22549 regarding travel-way width (i.e., curb-to-curb).

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-6 Standard cut-corners shall be used on all turns.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-7 The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-8 Fire lanes, where provided, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be provided.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-9 All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all fire lanes or private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the LAMC.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-10 Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-11 Private roadways for general access use shall have a minimum width of 20 feet.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-12 Where access for a given development requires accommodation of LAFD apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet six inches above the paved surface of the roadway.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-13 No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-14 To reduce the potential for confusion, slow response, and other attendant difficulties that may arise during an emergency evacuation situation, which could hamper evacuation activities on La Tuna Canyon Road, the project developer shall prepare and distribute to each homeowner a copy of an evacuation plan prepared specifically for the proposed project. The plan shall be submitted to the Los Angeles Police Department (LAPD) and LAFD for review prior to issuance of certificates of occupancy. Upon establishment, it shall become the responsibility of the homeowner's association(s) to distribute the evacuation plan to new homeowners. The major features of the plan shall address the following issues:

- A program of clear and explicit procedures, responsibilities and courses of action to be followed in the event of an emergency;
- A program for the coordination of evacuation efforts with the Los Angeles Police and Fire Departments; and
- A map showing alternative evacuation routes.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: LAPD, LAFD
Monitoring Agency: LAPD, LAFD

J.1-15 The number and location of adequate offsite public and onsite private fire hydrants shall be provided as determined by the LAFD's review of the vesting tentative tract map.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-16 All landscaping shall use indigenous fire-resistant plants and materials, based on the LAFD's list of such plants.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-17 All homes shall have noncombustible roofs (non-wood).

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-18 The brush in the area adjacent to the development shall be cleared or thinned periodically by the homeowners' association(s) under supervision of the LAFD in order to reduce the risk of brush fires spreading to the homes.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-19 The vesting tentative tract map, indicating access roads and turning areas, shall be submitted for LAFD approval.

Monitoring Phase: Pre-Construction
Enforcement Agency: LAFD
Monitoring Agency: LAFD

J.1-20 Adequate fire hydrants shall be provided.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

J.1-21 Definitive plans and specifications shall be submitted to the LAFD and requirements for necessary permits satisfied prior to commencement of construction.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety, LAFD
Monitoring Agency: LAFD

Police Protection

J.2-1 During construction activities, the project developer shall ensure that all onsite areas of active development, material and equipment storage, and vehicle staging, that are adjacent to existing public roadways, be secured to prevent trespass.

Monitoring Phase: Construction
Enforcement Agency: LAPD
Monitoring Agency: LAPD

J.2-2 The project developer shall submit a plot plan for the development to the LAPD's Crime Prevention Section for review and comment. Security features subsequently recommended by the LAPD shall be implemented, to the extent feasible.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: LAPD
Monitoring Agency: LAPD

J.2-3 Upon completion of the project, the project developer shall provide the Foothill Area Commanding Officer with a diagram of the project. The diagram shall include access routes, addresses, and any other information that might facilitate prompt and efficient police response.

Monitoring Phase: Construction
Enforcement Agency: LAPD
Monitoring Agency: LAPD

J.2-4 The project developer shall give the Foothill Area Commanding Officer access codes and/or keys to lock boxes to gated portions of the project site.

Monitoring Phase: Occupancy
Enforcement Agency: LAPD
Monitoring Agency: LAPD

J.2-5 The project homeowners' association(s) shall retain a single alarm and security patrol company to patrol the Development Areas and correct false alarms expeditiously.

Monitoring Phase: Construction
Enforcement Agency: LAPD
Monitoring Agency: LAPD

J.2-6 The project homeowners' association(s) shall ensure that clearly identifiable address indicators are provided for all homes and other buildings.

Monitoring Phase: Construction
Enforcement Agency: LAPD
Monitoring Agency: LAPD

Recreation and Parks

No mitigation measures are necessary.

Libraries

No mitigation measures are necessary.

Schools

No mitigation measures are necessary.

ENERGY CONSERVATION

Electricity

K.1-1 In the event of full or partial road closures, the project developer shall employ flagmen during the construction of the electrical distribution system to facilitate the flow of traffic.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

K.1-2 During the design process, the project developer shall consult with the Los Angeles Department of Water and Power, Efficiency Solutions Business Group, regarding possible energy efficiency measures.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

Natural Gas

K.2-3 Prior to the start of construction, the proposed project's energy engineer shall consult with Southern California Gas Company for an energy analysis regarding efficiency and conservation measures.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

K.2-4 The project developer shall hire flagmen to facilitate traffic flow during installation of the natural gas main extensions.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

UTILITIES AND SERVICE SYSTEMS

Water

L.1-1 The project developer shall ensure that the landscape irrigation system be designed, installed and tested to provide uniform irrigation coverage. Sprinkler head patterns shall be adjusted to minimize over spray onto walkways and streets.

Monitoring Phase: Pre-Construction, Construction, Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

L.1-2 The project developer shall install either a "smart sprinkler" system to provide irrigation for the landscaped areas or, at a minimum, set automatic irrigation timers to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the

cooler months (fall, winter, spring). Sprinkler timer run times shall be adjusted to avoid water runoff, especially when irrigating sloped property.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

L.1-3 The project developer shall select and use drought-tolerant, low-water consuming plant varieties to reduce irrigation water consumption.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

L.1-4 The project developer shall install ultra-low flush water toilets and water-saving showerheads in new construction. Low-flow faucet aerators should be installed on all sink faucets.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

Sewer

No mitigation measures are necessary.

Solid Waste and Disposal

L.3-1 The construction contractor shall only contract for waste disposal services with a company that recycles construction-related wastes.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

L.3-2 To facilitate the onsite separation and recycling of construction-related wastes, the construction contractor should provide temporary waste separation bins in front of each home during construction.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

L.3-3 The project developer shall make information published by the City regarding the curbside recycling program, as well as onsite composting methods for yard waste, available to purchasers of dwelling units at the time of sale.

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

L.3-4 The project developer shall provide composting bins to purchasers of each new dwelling unit.

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

L.3-5 The project developer shall provide trash compactors in each new residence to allow more effective and sanitary method of trash disposal.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

HAZARDS AND HAZARDOUS MATERIALS

Environmental Site Assessment

M.1-1 All hazardous or potentially hazardous materials used on the project site during construction for purposes of blasting shall be under the control of the designated contractor from the time such materials are brought onsite through the time of their use and the time they are removed from the project site. Access to these materials shall be controlled at all times. All such materials shall be fully accounted for both prior to and following all blasting work to be performed on the project site.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

M.1-2 The large-scale application of herbicides for purposes of removing existing vegetation on the project site shall not be permitted. In addition, all hazardous or potentially hazardous materials used on the project site during construction shall be under the control of the designated contractor from the time such materials are brought onsite through the time of their use and the time they are removed from the project site. Access to these materials shall be controlled at all

times. The designated storage location for these materials must be contained and separated from the ground surface by appropriate means to be designated in the construction site's SWPPP.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

Electromagnetic Field Emissions

M.2-1 For all residential lots in Development Area A located within 150 feet of the edge of the Southern California Edison (SCE) Transmission Line Right-of-Way (ROW), the project developer shall provide Electromagnetic Fields (EMF) information and a disclosure statement to each prospective buyer and included as part of the final sales literature, which statement shall include the following:

- The location of the SCE transmission lines in the vicinity of Development Area A.
- A statement that this subject has been addressed in the Final EIR for the project and that the Final EIR is on file with the City of Los Angeles, Department of City Planning.
- A statement that additional information regarding the potential health effects from EMF exposure may be obtained from the California State Department of Health or by contacting the California EMF Project located at 1515 Clay Street, Suite 1700, Oakland, California 94612, or by viewing available information posted on the California EMF Project's official internet site at <http://www.dhs.cahwnet.gov/ehib/emf/general.html>.

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

AESTHETICS

N-1 All structures on the project site shall comply with the applicable requirements of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

N-2 All fences, gates and walls visible from Interstate 210 or La Tuna Canyon Road shall be constructed of one or more of the following materials: rough-cut, unfinished wood; native-type

stone; split-face concrete bloc; textured plaster surface walls; black or dark green chain link; wrought-iron in combination with small-gauge tubular steel posts (tubing posts not to exceed 1½” square in dimension).

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

N-3 The project developer shall prepare and implement a landscape plan that provides planting and maintenance guidance for common landscaped areas, slopes, and undeveloped building pads. A separate landscape plan may be prepared for each Development Area. The project developer shall be responsible for the plan’s implementation until such time as a homeowners’ association assumes responsibility for landscape maintenance. The landscape plan shall be subject to the review and approval by the Department of City Planning prior to issuance of any grading permit. To ensure its implementation, the landscape plan shall be incorporated into the project’s CC&Rs. Major features of the landscape plan shall include:

- A listing of plant species appropriate for use for both temporary slope stabilization purposes and long-term landscaping designs for common areas. The plan shall emphasize the use of drought-tolerant, fire retardant, native plant species. Only non-invasive non-native plant species shall be included in the listing of acceptable planting materials. In addition, wherever practical, plants which are relatively pest resistant and which require a minimum of added nutrients shall be utilized in landscaping.
- Retention of a landscape contractor thoroughly familiar with the provisions of the landscape plan, by the project’s homeowners’ association, for ongoing implementation of the Landscape Plan.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

N-4 All utilities installed in connection with the development of the project shall be placed underground.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

N-5 All roofs visible from Interstate 210 and La Tuna Canyon Road shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices and satellite dishes.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

N-6 Where feasible, drainage devices (terrace drains, benches and intervening terraces) visible from surrounding areas shall be bermed and placed in swales.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

N-7 Concrete drains and all other drainage devices shall be tinted with an appropriate earth tone to effectively conceal them from surrounding views.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

N-8 Where required sound walls may interrupt views of the surrounding scenery, sound walls constructed of a combination of Plexiglas and concrete blocks may be installed.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

CULTURAL RESOURCES

Historic Resources

No mitigation measures are necessary.

Archaeological Resources

O.2-1 If buried cultural materials are exposed during construction, work shall be halted in the immediate vicinity of the find until a qualified archaeologist can assess their significance.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

O.2-2 If the finds are termed significant (i.e., a unique archaeological resource), the archaeologist and a Native American Observer shall be permitted to remove the items in a professional manner for further laboratory evaluation.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

O.2-3 If human remains are unearthed during construction, no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition in accordance with Section 7050.5 of the California Health and Safety Code. If the remains are determined to be those of a Native American, the Native American Heritage Commission (NAHC) in Sacramento shall be contacted before the remains are removed in accordance with Section 21083.2 of the California Public Resources Code.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Native American Heritage Commission

Paleontological Resources

O.3-1 If fossil remains are encountered during grading activities, no further disturbance of the fossil remains shall occur until a vertebrate paleontologist approved by the Natural History Museum of Los Angeles County Vertebrate Paleontology Department (LACMVP) has been retained by the project developer to evaluate and, if and to the extent warranted and feasible, recover the remains and/or implement other appropriate mitigation measures, if necessary.

Monitoring Phase: Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning