

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|--|---|---|--|---|-------------------------|------|
| | | | | | Initial | Date |
| BIOLOGICAL RESOURCES | | | | | | |
| <p>BIO-1 Pre-construction Botanical Survey. Prior to construction, spring and summer seasonal botanical surveys for special-status plants, including Ojai navaretia, shall be conducted within the impact area development footprint (grading footprint and fuel modification zone) by a qualified botanist. Botanical surveys shall be valid for one year. If any special status plant species are observed, avoidance, minimization and mitigation (described in Measure BIO-2) will be performed to reduce effects. If the species cannot be fully avoided, then the applicant will draft a restoration/revegetation plan to offset impacts to the species as discussed below.</p> | <p>Verify that a qualified botanist has performed spring and summer seasonal botanical surveys for special-status plants. If any special status plant species are observed, confirm that avoidance, minimization and mitigation (described in Measure BIO-2) are performed to reduce effects.</p> | <p>Survey before issuance of grading permits; field verification prior to grading.</p> | <p>Once for survey; once for field verification</p> | <p>Project Applicant, City of Agoura Hills Planning Department, and CDFW.</p> | | |
| <p>BIO-2 Special-status Plant Species Mitigation/Restoration Plan. The applicant shall offset the loss of individual Ojai navaretia plants (approximately seven within the proposed grading footprint, and 40 within the 200-foot fuel modification zone) at a 2:1 ratio by on-site restoration (salvage and replanting), off-site preservation, off-site enhancement, or another method approved by the City of Agoura Hills Planning Director. A Mitigation/Restoration Plan (Plan) shall be submitted to the City of Agoura Hills and CDFW that identifies the location and methodology for satisfying the required offset ratio. On-site restoration is preferred, with off-site preservation permitted only if the applicant demonstrates that on-site preservation is either not feasible or not as likely to be successful.</p> <p><i>On-site Restoration (Salvage and Replanting).</i> On-site restoration would involve the collection of seed from within the development footprint (grading envelope and fuel modification zone) and replanting the seed in a suitable area outside the development footprint. If the applicant proposes to undertake on-site restoration, the Plan, prepared by a qualified plant ecologist, shall detail the approach and timing associated with seed salvage, propagation, planting, irrigation, maintenance, coverage requirements, monitoring requirements, and contingency planning to achieve the performance standard of a 2:1</p> | <p>As necessary, verify that the project applicant has prepared a Mitigation/Restoration Plan to offset the loss of individual Ojai navaretia plants at a 2:1 ratio by on-site restoration or off-site preservation. Field verify compliance.</p> | <p>As necessary, verification that the Mitigation/Restoration Plan has been prepared before issuance of grading permits; Field verification of compliance before issuance of occupancy permits.</p> | <p>Once for Mitigation/Restoration Plan; once for field verification</p> | <p>Project Applicant, City of Agoura Hills Planning Department, and CDFW</p> | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|--|-----------------|--------------------------|----------------------|-----------------------------|-------------------------|------|
| | | | | | Initial | Date |
| <p>replacement. The Plan shall identify several on-site locations for replanting (in the event that one area does not achieve specified success criteria work). The applicant shall maintain and monitor the plants for a minimum of five years. Prior to issuance of the grading permit, the applicant shall obtain approval for the Plan from the City of Agoura Hills, and secure a bond for an amount equal to the cost of the restoration effort. The bond shall be released by the City upon satisfaction of the approved performance criteria.</p> <p><i>Off-Site Preservation.</i> Off-site preservation would consist of locating a population of Ojai Navarretia containing at least two-times the number of individuals and a seed bank by the project and preserving the population in perpetuity via placement of a conservation easement or purchase of the land and dedication to the City or an approved conservation organization. The preserved population should be located on an area of sufficient size to create a preserve core and be located at least 350 feet away from existing or proposed development, paved roads, v-ditches and irrigated areas. Additional the preserve population should exhibit connectivity to other protected open space or hillside areas (preferably, a minimum of 25 percent of the preserved habitat should connect directly to natural habitat areas. If the applicant proposes to mitigate via off-site preservation of the species, the Plan shall include a Preservation Plan that identifies the number of individual preserved, ownership of the land, parties involved, and the preservation methodology (i.e., conservation easement or dedication to an approved conservation organization). The applicant shall implement the approved off-site preservation and monitor the population for a minimum of five years. Under the preservation approach, the applicant shall obtain approval for the Preservation Plan from the City of Agoura Hills and shall complete the transaction, prior to issuance of the grading permit.</p> <p><i>Off-Site Enhancement.</i> Off-site enhancement would consist of locating disturbed poor quality population of</p> | | | | | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|---|---|---|----------------------|---|-------------------------|------|
| | | | | | Initial | Date |
| <p>Ojai navarretia containing at least two-times the number of individuals and occupied habitat impacted by the project and enhancing the conditions of the habitat to prevent further disturbance and/or promote the long-term viability of the population. The applicant shall submit an Enhancement Plan, prepared by a qualified ecologist, which identifies the location of the population and the need for enhancement, as well as the enhancement methodology that details the approach and timing associated with enhancement, maintenance, monitoring requirements, and contingency planning in order to achieve the 2:1 offset ratio performance standard. The applicant shall implement the approved enhancement plan and monitor the enhanced population for a minimum of five years. If the population proposed for enhancement were to be located on land owned by a public agency, or a conservation organization approved by the City of Agoura Hills, the applicant may enter into an in-lieu fee agreement with the conservation organization to implement and monitor the approved Enhancement Plan. Prior to issuance of the grading permit, the applicant shall obtain approval for the Enhancement Plan from the City of Agoura Hills, and secure a bond for an amount equal to the cost of the enhancement effort. The bond shall be released by the City upon satisfaction of the approved performance criteria. If the Enhancement Plan is to be accomplished via an in-lieu fee agreement, the agreement must be executed and fees conveyed prior to issuance of the grading permit. The performance bond shall not be required if the mitigation is accomplished via an in-lieu fee agreement.</p> | | | | | | |
| <p>BIO-3 Pre-Construction Sensitive Wildlife Survey and Impact Avoidance. Not more than two weeks prior to ground disturbing construction for Phase 1 and Phase 2, as well as ground disturbing construction during any project phase that would remove native landscaping planted on previously graded areas, a preconstruction survey for sensitive wildlife species shall be conducted by a qualified biologist and submitted to the City Planning Department prior to beginning construction and/or commencement of any disturbance. If a sensitive</p> | <p>Verify that a qualified biologist has performed a pre-construction sensitive wildlife survey. If a sensitive species is found, verify that mitigation and appropriate notifications are undertaken and necessary permits are obtained.</p> | <p>Not more than two weeks prior to ground disturbing construction for Phase 1 and Phase 2 as well as ground disturbing construction during any project</p> | <p>Once</p> | <p>Project Applicant, City of Agoura Hills Planning Department, CDFW, and USFWS</p> | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|--|--|--|--|---|-------------------------|------|
| | | | | | Initial | Date |
| <p>species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species, shall be captured, when possible, and transferred to adjacent appropriate habitat within the open space on-site or directly adjacent to the project site. This shall be performed only by a qualified biologist. The CDFW and City of Agoura Hills shall be formally notified and consulted regarding the presence of any sensitive species on-site. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified and appropriate "take" permits acquired prior to any relocation activity.</p> <p>BIO-4 Bird Nesting Surveys and Nest Avoidance. No earlier than 3 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Wildlife Code Sections 3503, 3503.5, or 3511 are present in the construction zone or within 300 feet of the construction zone. If active nests are found within the survey area, construction activities shall stop until consultation with the City, CDFW, and USFWS (when applicable) is conducted and an appropriate setback can be established commensurate with the species involved (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 300 feet for certain raptors). A temporary construction fence barrier shall be erected around the buffer and clearing and construction within the fenced area shall be postponed or halted, at the discretion of a biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The applicant should record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the</p> | <p>Verify that a qualified biologist has performed a nesting bird survey CDFW if initial ground disturbing activities occur during the breeding bird nesting season. If active bird nests are located during the pre-construction survey and could be impacted, field verify buffer zones.</p> | <p>phase that would remove native landscaping planted on previously graded areas.</p> <p>Survey before issuance of grading permits and no earlier than 3 days prior to construction or site preparation activities; field verification that buffer zones are maintained during grading and construction.</p> | <p>Once for survey; field verification periodically during construction.</p> | <p>Project Applicant, City of Agoura Hills Planning Department, CDFW, and USFWS</p> | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|--|---|---|--|--|-------------------------|------|
| | | | | | Initial | Date |
| <p>protection of native birds.</p> <p>BIO-5 Agency Consultation. If impacts to drainages and the ephemeral stream cannot be avoided, the applicant shall consult with CDFW, USACE, and the RWQCB and obtain applicable permits for the proposed impacts to jurisdictional waters, or obtain confirmation that permits are not needed. This includes a Clean Water Act Section 404 permit from the USACE for the discharge of fill to any of USACE non-wetland waters of the U. S. onsite, a Section 401 water quality certification or Waste Discharge Requirements from the RWQCB, and a Streambed Alteration Agreement from CDFW. These permits typically require mitigation to reduce impacts to water quality and quantity, vegetation, and wildlife. The project applicant shall demonstrate to the City of Agoura Hills that the requirements of agencies with jurisdiction over waters onsite can be met prior to obtaining grading permits. This will include, but not be limited to, consultation with those agencies, securing the appropriate permits, waivers or agreements, and arrangements with a local or regional mitigation bank including in lieu fees, as needed.</p> | <p>Verify that necessary permits/ agreements for impacts to drainages and the ephemeral stream have been obtained.</p> | <p>Before issuance of grading permits.</p> | <p>Once</p> | <p>Project Applicant, City of Agoura Hills Planning Department, CDFW, USACE, and RWQCB</p> | | |
| <p>BIO-6 Habitat Mitigation and Monitoring Program. The applicant shall implement the requirements of a final approved Habitat Mitigation and Monitoring Program, which shall mitigate for permanent impacts to 0.19 acres (500 linear feet) of CDFW jurisdictional habitat, 0.08 acres (142 linear feet) of USACE "wetland" Waters of the United States, and 0.05 acres (270 linear feet) of USACE "non-wetland" Waters of the United States at a minimum 2:1 ratio. Due to the overlap of the jurisdictional areas that would be permanently impacted, a total of 0.19 acres (500 linear feet) consisting of 0.08 acres of "wetland" Waters of the United States/CDFW jurisdictional habitat and 0.05 acres of "non-wetland" Waters of the United States/CDFW jurisdictional habitat, and 0.06 acres of CDFW jurisdictional habitat shall be mitigated.</p> <p>The Habitat Mitigation and Monitoring Program shall mitigate for permanent impacts to jurisdictional areas by</p> | <p>Verify that a Habitat Mitigation and Monitoring Program has been developed by a qualified biologist, restoration ecologist, or resource specialist and approved by the Planning Department in consultation with USACE, RWQCB, and CDFW, in compliance with Clean Water Act Sections 401 and 404 and California Fish and Game Code 1602 and supporting regulations.</p> <p>Verify that annual reports</p> | <p>Habitat Mitigation and Monitoring Program verification before issuance of grading permits; annual reports for the first five years following issuance of occupancy permits</p> | <p>Once for Habitat Mitigation and Monitoring Program; annually for annual reports</p> | <p>Project Applicant, City of Agoura Hills Planning Department, CDFW, USACE, and RWQCB</p> | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|---|--|--------------------------|----------------------|-----------------------------|-------------------------|------|
| | | | | | Initial | Date |
| <p>the on-site or off-site restoration of degraded in-kind wetland and riparian habitats, or by a contribution to an in-lieu fee program approved by the City's Planning Department, USACE, RWQCB, and the CDFW. Restoration should be implemented only where suitable conditions exist to support viable wetland and riparian habitat. At the discretion of the USACE, RWQCB, and CDFW, the proposed bio-swales shall provide 316 square feet (632 linear feet) of the required compensatory mitigation for the loss of Waters of the U.S. and 1,264 square feet (632 linear feet) of compensatory mitigation for the loss of CDFW jurisdictional habitat. Due to the overlap of jurisdictional area that would be created by the bio-swales, this shall consist of 316 square feet of "wetland" Waters of the United States/CDFW jurisdictional habitat and 948 square feet that are solely under the jurisdiction of the CDFW. Bio-swales shall be planted with locally indigenous natives.</p> <p>The final Habitat Mitigation and Monitoring Program shall be developed by a qualified biologist, restoration ecologist or resource specialist and approved by the Planning Department in consultation with USACE, RWQCB, and CDFW, in compliance with Clean Water Act Sections 401 and 404 and California Fish and Game Code 1602 and supporting regulations, prior to issuance of a grading permit. The Program shall be based on the USACE Final Mitigation Guidelines and Monitoring (April 19, 2004, or most recent) and the Los Angeles District's Recommended Outline for Draft and Final Compensatory Mitigation and Monitoring Plans. In broad terms this Program shall at a minimum include:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites; • Specific objectives; • Success criteria; • Plant palette; • Implementation plan; • Maintenance activities; | <p>are submitted to the Planning Department, USACE, and CDFW for five years.</p> | | | | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|--|---|--|----------------------|--|-------------------------|------|
| | | | | | Initial | Date |
| <ul style="list-style-type: none"> Monitoring plan; and Contingency measures. <p>Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native species, as well as eradication and control of invasive plant and animal species within the restoration area. The target species and native plant palette, as well as the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist, or resource specialist and included in the mitigation program.</p> <p>To the extent possible, the mitigation project or in-lieu fee contribution shall be initiated prior to development of the project. The mitigation project shall be implemented over a five-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring and management of the mitigation project, and shall be submitted to the Planning Department, USACE, and the CDFW. Five years after project start, a final report shall be submitted to the Planning Department, USACE, and CDFW, which shall at a minimum discuss the implementation, monitoring and management of the mitigation project over the five-year period, and indicate whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the Planning Department, in consultation with USACE and the CDFW.</p> | <p>Review final lighting plans to verify that the project incorporates required lighting design features.</p> | <p>Before issuance of building permits</p> | <p>Once</p> | <p>Project Applicant and City of Agoura Hills Planning</p> | | |
| <p>BIO-7 Lighting Requirements. The project shall incorporate lighting design features to the extent possible that will reduce the amount and intensity of night lighting in open space areas adjacent to the development. This</p> | | | | | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|---|---|--|--|---|-------------------------|------|
| | | | | | Initial | Date |
| <p>would involve using lighting only to the extent necessary, using low intensity lights, placing lighting close to the ground when possible, using shields to reduce glare and direct lighting downward, and pointing lights away from open space areas. Security lighting from the site shall not exceed one (1) foot-candle at the edge of the fuel modification zone.</p> <p>BIO & Oak Tree Replacement. Oak Tree Replacement mitigation for impacts to the sensitive Valley Oak Woodland Alliance shall consist of the protection of oak trees during construction and replacement of oak trees removed for development pursuant to the City of Agoura Hills' oak tree protection ordinance. Every attempt shall be made to mitigate the loss of oak habitat on-site. Four (4) oak trees shall be planted to replace each tree that is approved for removal as follows, per the City Oak Tree Protection Ordinance:</p> <ul style="list-style-type: none"> a) two (2) twenty-four-inch box specimens; and b) one (1) thirty-six-inch or sixty-inch-box as follows: In the case of landmark trees, (trees whose diameter exceeds forty-eight (48) inches), the applicant shall obtain a nursery-grown oak tree of equivalent caliper to the tree removed or provide two (2) container grown, sixty-inch box trees for each healthy landmark tree approved for removal; and c) one (1) fifteen gallon oak tree. <p>The City may consider the payment of an in-lieu fee, in an amount determined by the City per ISA standards, to mitigate for the loss of oak trees if the City determines there is insufficient space available on-site for oak tree replacement. The in-lieu fee may be paid to the City to be used to acquire land and/or install oak trees on another site, preferably in as close proximity to the area of removal as possible. The trees shall be planted in an area to be preserved as permanent open space. Trees planted for mitigation shall be clustered and planted at an appropriate site such that the trees planted will provide natural habitat and replace the oak woodland habitat removed by the project. Oak trees shall be</p> | <p>Review oak tree replacement plan to verify compliance with the City of Agoura Hills' oak tree protection ordinance; field verify compliance.</p> | <p>Review of oak tree replacement plan before issuance of oak tree permit; field verification of compliance before occupancy permits</p> | <p>Once for oak tree replacement plan; once for field verification</p> | <p>Project Applicant and City of Agoura Hills Planning Department</p> | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|---|--|---|--|---|-------------------------|------|
| | | | | | Initial | Date |
| <p>planted according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils and coast live oaks on mesic north-facing slope locations. Oak tree planting shall not cause the removal or destruction of existing native vegetation without replacement in the same locations.</p> <p>BIO 9 Oak Tree Preservation Program. The project applicant shall submit an Oak Tree Preservation Program, for review and approval by the Agoura Hills Planning Department oak tree consultant prior to the granting of a grading permit. The project shall be developed and operated in compliance with the approved Oak Tree Preservation Program and any other conditions determined to be necessary by the City oak tree consultant. This program will be developed to control impacts to each tree and to protect them from any unnecessary and unscheduled damage. An "Oak Tree Protection Zone" will be delineated for each tree present within 50 feet of the construction zone.</p> <p>The program shall include but not be limited to the following components:</p> <p>Tree Protection</p> <ul style="list-style-type: none"> • All construction activities shall follow the established "Oak Tree Preservation Program." • Before any site construction commences, all on-site trees shall be protected with a minimum 5' high chain link fence. To minimize damage that might occur due to equipment storage, debris dumping, parking, etc. within oak tree protection zones. This fence shall remain during all phases of construction and shall not be moved or removed without the approval of the City of Agoura Hills Planning Department (Planning Dept.) • Fence posts shall be no closer than 15' from any oak tree trunk as well and no closer than 15' on-center within any dripline. Postholes being dug shall not impact any oak tree roots longer than 2 inches. | <p>Verify that the project applicant has submitted an Oak Tree Preservation Program that has been approved by the City's oak tree consultant; field verify compliance.</p> | <p>Verification of an approved Oak Tree Preservation Program before issuance of oak tree permits; field verification before occupancy permits</p> | <p>Once for oak tree replacement plan; once for field verification</p> | <p>Project Applicant and City of Agoura Hills Planning Department</p> | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|---|-----------------|--------------------------|----------------------|-----------------------------|-------------------------|------|
| | | | | | Initial | Date |
| <ul style="list-style-type: none"> Signs of a minimum size of 2'4" shall be installed on the fence equidistant from each other around each tree. Signs shall be posted 50' apart on a grove of trees, where fencing cannot be placed around a single tree. The sign must read: WARNING-THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT. Any brush clearance within the dripline of the tree areas shall be completed by hand only. <p>Pruning and Dead Wood Removal (not anticipated)</p> <ul style="list-style-type: none"> A certified arborist shall perform all pruning cuts according to the International Society of Arborists' Best Management Practices: Tree Pruning and according to American National Standards Institute (ANSI) A300 pruning standard. Work shall be performed in accordance with the ANSI Z133.1 safety standard. <p>Water & Fertilization</p> <ul style="list-style-type: none"> Watering should not be done during the months of June, July, and August unless the root system has been compromised by damage done to some of the roots. If recommended by an arborist, water should be applied no more than once or twice a week and allowed to drain thoroughly before more water is applied. Fertilization of these native oak trees is not ordinarily recommended and should not be done unless approved by the City arborist. <p>Diseases and Pests</p> <ul style="list-style-type: none"> Prior to construction, the vigor of the saved trees shall be assessed. Any trees in a weakened condition shall be treated, as deemed necessary by the City arborist to invigorate them. | | | | | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|--|-----------------|--------------------------|----------------------|-----------------------------|-------------------------|------|
| | | | | | Initial | Date |
| <ul style="list-style-type: none"> During all phases of construction, the health of the trees shall be monitored for signs of disease. These problems, if determined to exist, shall be addressed in order to remedy them. <p>Grading Within the Protected Zone</p> <ul style="list-style-type: none"> Exploratory trenching shall be done by hand or with great care by digging equipment under the observation of the consulting arborist for all trees proposed to be encroached by this project. This shall be done in order to minimize the damage to the root system by digging and to allow the proper pruning of the roots that are found. If any roots 2 inches or larger are encountered, they shall be saved (except in a grading cut situation) and covered with a layer of plastic cloth until backfilled. <p>Other Considerations</p> <ul style="list-style-type: none"> Grade stakes should not be nailed to trees; nothing that causes damages to the tree should be attached to the trees No planting, irrigation, or utilities should be installed within 15' of any native oak tree trunk unless approved by the Planning Dept. Chemicals or herbicides should not be applied within 100' of the dripline of any native oak tree. Dust accumulation onto the tree's foliage from construction shall be hosed off periodically during construction under the recommendation on the consulting arborist. Copies of the oak tree report and the oak tress permit and the City approved site plan, as well as landscape and irrigation plans, shall be kept on-site during all site construction for reference. A certification letter should be submitted to the City's Planning Department upon completion of all work to the oak trees. This letter shall be submitted within five (5) working days of project completion. | | | | | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|--|--|---|---|---|-------------------------|------|
| | | | | | Initial | Date |
| CULTURAL RESOURCES | | | | | | |
| <p>CR-1 Archaeological/Paleontological Monitoring. Monitoring of all project related ground disturbing activities of sediments that appear to be in a primary context shall be conducted by a qualified archaeologist and/or paleontologist [and Native American monitor qualified to identify Chumash and Gabrieleno resources] 1, as approved by the City Planning Department. Archaeological monitoring shall be performed under the direction of an Archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983). Paleontological monitoring shall be performed by a paleontologist meeting the Society of Vertebrate Paleontology's Paleontological Resource Monitor (SVP 2010). A cross trained monitor meeting both of these requirements may also be used. Archaeological monitoring is required until excavation is complete or until a soil change to a culturally sterile formation is achieved, to be determined by the archaeologist. The archaeologist and/or paleontologist may reduce or stop monitoring depending on observed conditions. Paleontological monitoring is required until excavation is complete or until ground disturbance is no longer occurring within the Topanga or Monterey Formations, to be determined by the paleontologist. - If archaeological/paleontological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until the archaeologist and/or paleontologist has assessed the nature, extent, and potential significance of any remains pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by a qualified archaeologist/paleontologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.</p> | <p>Verify that a qualified archaeologist and/or paleontologist [and Native American monitor] has been retained. As necessary, confirm that work is halted if archaeological or paleontological resources are encountered during ground disturbing activities until the archaeologist and/or paleontologist has assessed the nature, extent, and potential significance of any remains.</p> | <p>Verify that monitors are retained before issuance of grading permits; if resources are found, verify that appropriate investigation and mitigation are undertaken before work re-start</p> | <p>Once for monitor verification; as investigation and mitigation of identified resources</p> | <p>City of Agoura Hills Planning Department, qualified archaeologist or paleontologist, Native American monitor, and project applicant.</p> | | |
| <p>CR-2 Unanticipated Discovery of Human Remains. The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, State of California Health and Safety Code Section 7050.5</p> | <p>If human remains are identified, verify that work in the immediate area is halted and the Coroner's</p> | <p>As necessary during ground disturbing activities.</p> | <p>As necessary throughout ground disturbing</p> | <p>Project Applicant, Los Angeles County</p> | | |

The Park at Ladyface Mountain Senior Apartments Project
Mitigation Monitoring and Reporting Program

| Mitigation Measure | Action Required | When Monitoring to Occur | Monitoring Frequency | Responsible Agency or Party | Compliance Verification | |
|---|---|--|--|---|-------------------------|------|
| | | | | | Initial | Date |
| <p>states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the City Planning Director and the Los Angeles County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and will then help determine what course of action should be taken in dealing with the remains.</p> | <p>office is notified. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition.</p> | | <p>activities.</p> | <p>Coroner, qualified archaeologist or paleontologist, Native American monitor, and project applicant, and the NAHC (if necessary).</p> | | |
| <p>Geology and Soils</p> <p>GEO-1 Erosion Control Measures. Prior to issuance of a building permit, the applicant shall comply with the recommendations included in the Preliminary Geotechnical Investigation for the project to reduce the risk of erosion from manufactured slopes. These recommendations include the following:</p> <ul style="list-style-type: none"> • The manufactured slopes shall be planted with dense, deep-rooting, drought-resistant groundcover with shrubs and trees, in accordance with City of Agoura Hills guidelines. • A reliable irrigation system shall be installed, adjusted so that overwatering does not occur, and periodically checked for leakage. • The slopes shall be irrigated such that only sufficient water is applied to the slopes to maintain the vegetation. In addition, prudent irrigation practices shall not allow the slopes to dry out or become overly wet. • The landscape architect shall select the appropriate slope cover and determine the frequency of watering that will be dependent on plant type and seasonal variations. The slopes shall not be overwatered and shall not be watered before forecasted rain. • All drainage structures shall be kept in clean condition and remain unobstructed. | <p>Review final grading/building plans to verify compliance with the recommendations included in the Preliminary Geotechnical Investigation to reduce the risk of erosion from manufactured slopes; field verify compliance.</p> | <p>Plan review before issuance of grading permits; field verification before issuance of occupancy permits</p> | <p>Once for plan review; once for field verification</p> | <p>Agoura Hills Public Works/Engineer</p> | | |