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City of Agoura Hills  
30001 Ladyface Court  
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**RE: Cornerstone Mixed Use Project IS/MND Changes**

At the Planning Commission hearing on January 5, 2016, the City of Agoura Hills Planning Commission adopted changes to the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Cornerstone Project. These changes included clarification of stormwater requirements and the addition of Mitigation Measure HYD-4. Additionally, the Planning Commission determined that Mitigation Measures AQ-3(d) and AQ-4 were not required and these two measures were deleted from the IS/MND. Mitigation Measure HYD-4 requires the preparation of a Low Impact Development (LID) plan for the project. The changes are as follows:

**Clarification language to the body text of the MND. At the end of the second paragraph on page 81:**

*Federal, State, and local law currently address the requirements set forth in this paragraph and are therefore already assumed to be incorporated into the proposed project. In addition, the AVSP EIR concluded that the preparation of a SWPPP and required BMPs during construction and compliance with a SUSMP would reduce potential stormwater quality impacts to a less than significant level. Although these stormwater quality measures have already been incorporated into this proposed project, a new mitigation measure, HYD-4, has been added to memorialize these project components.*

**In addition to the added body text, a new Mitigation Measure (HYD-4) has been added to the IS-MND and MMRP:**

***HYD-4 Water Quality Permits and Plans.** Prior to approval a grading plan and issuance of a grading permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the City's Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance of the City of Agoura Hills and Los Angeles County LID Standards Manual. The LID Plan shall include all documentation and information requested by the Engineering Department and all such documentation and information requested in a condition of approval for the proposed project.*



*The applicant shall obtain coverage under the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of any grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Public Works/Engineering Department.*

*The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction. A copy of the adopted SWPPP shall be maintained at the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site. The SWPPP shall comply with all minimum requirements required by the Engineering Department and such standards set forth in any condition of approval for the proposed project.*

**Monitoring Action Required**

*Final LID plan and SWPPP shall be submitted to City and approved. City shall verify receipt of WDID for General Construction Permit.*

**When Monitoring to Occur**

*Prior to issuance of grading permit.*

**Monitoring Frequency**

*Once for plan approvals, and as necessary to ensure compliance with LID and SWPPP.*

**Agency or Party Responsible for Monitoring**

*City of Agoura Hills*

The Mitigation Monitoring and Reporting Program (MMRP) has been updated accordingly and is attached. Please let us know if you have any questions.

Thank you,

Sara Tistaert, AICP  
Senior Environmental Planner

## **MITIGATION MONITORING AND REPORTING PROGRAM**

CEQA requires adoption of a reporting or monitoring program for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Initial Study-Mitigated Negative Declaration (IS-MND), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

The IS-MND included 56 mitigation measures to address potential impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gases, water and hydrology, noise, public services and transportation/traffic. The following table will be used as the checklist to determine compliance with this measure.



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					Initial	Date	Comments
<b>AESTHETICS</b>							
<p><b>AES-1 Retaining Wall Design.</b> In the event any proposed retaining walls are visible from designated scenic roadways, the City's Architectural Review Board shall determine whether they are consistent with the City's Architectural Design Standard and Guidelines (1992). If any wall is found to be inconsistent with the Guidelines, the Architectural Review Board shall recommend additional design features to bring the wall(s) into compliance. Possible design features may include the use of textured retaining walls with more natural features, such as those that simulate rocks or boulders. Additionally, design features may include the planting of landscape vegetation along the wall facing south toward the freeway. This landscape vegetation should include plants that provide vertical wall coverage, in order to enhance the visual character of the wall and break up the area of the wall that is visible from scenic corridors. Such retaining wall, landscaping and other related design features shall be shown on the project plans and verified by City Planning and Community Development Department Staff prior to issuance of a Grading or Building Permit.</p>	<p>Review site plan and related photos (could include visual simulations) showing whether retaining walls are visible from scenic roadways. If visible, send to Architectural Review Board for review and approval of design.</p>	<p>Prior to issuance of grading or building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			

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<p><b>AES-3 Avoidance of Knolls.</b> The applicant shall avoid development, removal, or reduction (to include grading or blasting) of that knoll located south and east of the intersection of Agoura and Kanan Road. Although development of the knoll is unlikely, given that the Specific Plan would identify this area as Zone "G," the applicant shall minimize earthwork in this area in order to avoid substantially modifying a scenic resource. Additionally, the applicant shall minimize grading (subject to approval of City Community Planning and Development Department)<sup>1</sup> of the knoll located south and east of the intersection of Agoura and Comell Road. Although development and minor modifications would be allowed on the knoll, the majority of the knoll shall be preserved.</p>	<p>Review grading plan to ensure that grading of the knoll is avoided or minimized.</p>	<p>Prior to issuance of grading permits</p>	<p>Once</p>	<p>City of Agoura Hills</p>			
<p><b>AES-4 Glare Reduction.</b> Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as:</p> <ul style="list-style-type: none"> <li>• <i>Use of low reflectivity glass</i></li> <li>• <i>Use of plant material along the perimeter of structures to soften views</i></li> <li>• <i>Brush-polishing metal surfaces and/or use of metal surfaces that are not highly reflective</i></li> </ul> <p>Plans for new development shall indicate the architectural treatments and/or landscaping to be implemented to reduce glare that could be generated by new development. Plans shall be reviewed by City staff and the Architectural Review Panel, for compliance with this standard</p>	<p>Architectural plans must be reviewed and approved by City Staff and Architectural Review Panel.</p>	<p>Prior to issuance of building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			

<sup>1</sup> Note: This department is currently called the Planning Department

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prior to issuance of a Grading Permit or Building Permit.							
<p><b>AES-4 Glare Reduction.</b> Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as:</p> <ul style="list-style-type: none"> <li>• <i>Use of low reflectivity glass</i></li> <li>• <i>Use of plant material along the perimeter of structures to soften views</i></li> <li>• <i>Brush-polishing metal surfaces and/or use of metal surfaces that are not highly reflective</i></li> </ul> <p>Plans for new development shall indicate the architectural treatments and/or landscaping to be implemented to reduce glare that could be generated by new development. Plans shall be reviewed by City staff and the Architectural Review Panel, for compliance with this standard prior to issuance of a Grading Permit or Building Permit.</p>	Architectural plans must be reviewed and approved by City Staff and Architectural Review Panel.	Prior to issuance of building permit.	Once	City of Agoura Hills		Architectural plans must be reviewed and approved by City Staff and Architectural Review Panel.	Prior to issuance of building permit.
<b>AIR QUALITY</b>							
<p><b>AQ-1(a) Fugitive Dust Control Measures:</b></p> <ul style="list-style-type: none"> <li>• <i>Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph.</i></li> <li>• <i>The amount of disturbed area shall be minimized and onsite vehicle speeds shall be limited to 15 mph or less.</i></li> <li>• <i>If importation, exportation and stockpiling of fill material is involved,</i></li> </ul>	Review plans to ensure the measures are included as notes on all building or grading permits issued for the project.	During grading and construction.	Continuous	City of Agoura Hills			





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<p><i>earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard.</i></p> <ul style="list-style-type: none"> <li>• <i>After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading earth binders until the area is paved or otherwise developed.</i></li> <li>• <i>All material transported offsite shall be securely covered to prevent excessive amounts of dust.</i></li> </ul>							
<p><b>AQ-1(b) NOx Control Measures:</b></p> <ul style="list-style-type: none"> <li>• <i>When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators;</i></li> <li>• <i>When feasible, on site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or, propane or butane (to replace gasoline-fueled equipment)</i></li> <li>• <i>Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel fueled vehicles when methanol or natural gas alternatives are not available.</i></li> </ul>	Review plans to ensure the measures are included as notes on all building or grading permits issued for the project.	During construction.	Continuous	City of Agoura Hills			
<p><b>AQ-1(c) VOC Control Measure:</b></p> <ul style="list-style-type: none"> <li>• <i>Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.</i></li> </ul>	Plans showing the type of coatings must be submitted and approved before construction.	Prior to issuance of building permit.	Once	City of Agoura Hills			
<p><b>AQ-2 Decrease Emissions of diesel particulate matter during site grading by</b></p>	Review plans to ensure the measures are included	Prior to issuance of	Once	City of Agoura Hills			

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implementing one of the following approaches. <ul style="list-style-type: none"> <li>• <i>Construction contractors shall not operate more than two pieces of heavy-duty diesel-powered equipment within 600 feet of any residence at any time.</i></li> <li>• <i>Construction contractors shall use biodiesel fuel in all on-site diesel-powered equipment. Biodiesel that is blended with low sulfur diesel fuel shall be used if available.</i></li> <li>• <i>Construction contractors shall use only Tier 2 diesel-powered earth moving equipment.</i></li> <li>• <i>At least 80% of the diesel-fueled construction equipment in terms of brake-horsepower shall have DPFs installed, or all equipment shall be equipped with diesel oxidation catalysts.</i></li> <li>• <i>Construction contractors shall limit the movement of large trucks to off-peak commute hours.</i></li> </ul>	as notes on all building or grading permits issued for the project.	grading or building permit.					
<b>AQ-3(a) Energy Consumption.</b> Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.	Review and approve report and calculations showing that the proposed plans would meet threshold.	Prior to issuance of a building permit.	Once	City of Agoura Hills			
<b>AQ-3(b) Landscape Equipment.</b> Multi-family residential developments shall be encouraged to utilize electrical powered landscape maintenance equipment, and exterior outlets shall be installed at the front	Architectural plans must be reviewed and approved showing installments of exterior outlets.	Prior to issuance of a building permit.	Once	City of Agoura Hills			



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and rear of residences.							
<b>AQ-3(c) Shade Trees.</b> Shade trees shall be planted to shade onsite structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning. The City's ARB shall review project landscaping plans for consistency with this mitigation measure.	ARB must review and approve landscaping plans.	Prior to issuance of building permit.	Once	City of Agoura Hills			
<b>BIOLOGICAL RESOURCES</b>							
<b>CS-BIO-1 Listed Plant Survey and Protection Plan.</b> To avoid or minimize potentially adverse impacts on rare plants, the applicant shall offset the loss of individual Lyon's pentachaeta and Agoura Hills dudleya plants through onsite restoration (salvage and replanting), offsite preservation, offsite enhancement, or another method approved by the City of Agoura Hills Planning Director, in consultation with CDFW and USFWS. Prior to issuance of a grading permit surveys for listed plant specifically Agoura Hills dudleya, and Lyon's pentachaeta, shall be performed by a qualified plant ecologist. These surveys shall be performed during the blooming period (April - June), and shall be valid for not more than two years. If a species is found, avoidance shall be required unless the applicant provides substantial documentation that avoidance would not be feasible or would compromise the objectives of the Specific Plan. For Lyon's pentachaeta and Agoura Hills dudleya, avoidance is defined as a minimum 200-foot setback unless an active maintenance plan is implemented for the known occurrence. With implementation of an active maintenance and management program, the buffer width may be reduced	Surveys and plans showing avoidance and minimized impact must be submitted and approved.	Prior to issuance of a grading permit.	Once	City of Agoura Hills			



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<p>further based on review by USFWS and/or CDFW. If avoidance is not feasible, onsite mitigation is preferred if suitable habitat is present that can be isolated from human disturbance.</p> <p>If avoidance is not feasible, a restoration plan shall be prepared by a qualified plant ecologist that identifies the number of plants to be replanted and the methods that will be used to preserve this species in this location. The plan shall also include a monitoring program so that the success of the effort can be measured. If offsite mitigation is proposed, the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The required level of success for Agoura Hills dudleya and Lyon's pentachaeta shall be defined at a minimum as a demonstration of three consecutive years of growth of a population equal to or greater than that which would be lost due to the project. The success criteria may be adjusted based on the recommendations of qualified plant ecologist, as approved by the Planning Director in consultation with USFWS and/or CDFW for state and federally listed plants. This level of success shall be determined prior to removal of the impacted population. The restoration plan shall be implemented prior to completion of the project.</p> <p>Salvage and relocation activities shall include seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand</p>							



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<p>broadcasting seed into the appropriate habitats. Seed salvage shall only be used as a last resort and shall only be used as a means to protect the genetic record in a herbarium for the onsite population that would be directly removed.</p> <p>The restoration plan shall be submitted to the City of Agoura Hills for approval prior to issuance of a grading permit. If a restoration plan is approved, annual monitoring and reporting for at least five years shall also be required to ensure no-net-loss of acres of habitat for these species. [Adapted from mitigation measure BIO-1(a) of the AVSP FEIR.]</p>							
<p><b>CS-BIO-2 Fuel Modification Zone.</b> Prior to fuel modification activities in habitat known to contain the State and federally Endangered Lyon's pentachaeta, the federally-listed, Threatened Agoura Hills dudleya, or the Sensitive Ojai Navarretia, a qualified biologist shall locate and flag Agoura Hills dudleya Lyon's pentachaeta, and Ojai Navarretia within the fuel modification zone, and shall demarcate an appropriate buffer(s) of at least 10 feet and develop/implement protocols in consultation with the Los Angeles County Fire Department that would protect the species from direct or inadvertent harm during fuel modification activities, while meeting fire protection requirements. The qualified biologist shall monitor all fuel modification activities in these areas. Upon completion of each fuel modification effort, the biological monitor shall remove flagging used to demarcate the locations of the plants.</p>	<p>A qualified biologist must monitor the activities within the fuel modification zone.</p>	<p>Prior to issuance of building or grading permit, as well as throughout construction and grading.</p>	<p>Continuous</p>	<p>City of Agoura Hills</p>			

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<p><b>CS-BIO-3 Ojai Navarretia Mitigation/Restoration Plan.</b> The applicant shall offset the loss of individual Ojai navarretia plants (approximately 74 within the limits of grading, seven within the limits of landscaping, and 163 within the limits of fuel modification) at a 2:1 ratio by onsite restoration (salvage and replanting), offsite preservation, offsite 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. Onsite restoration is preferred, with offsite preservation permitted only if the applicant demonstrates that onsite preservation is either not feasible or not as likely to be successful.</p> <p><i>Onsite Restoration (Salvage and Replanting).</i> Onsite restoration would involve the collection of seed from inside the development footprint (grading enveloped and fuel modification zone) and replanting the seed in a suitable area outside the development footprint. If the applicant proposes to undertake onsite 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 replacement. The Plan shall identify several on-site locations for replanting (in the event that one area doesn't achieve specified success criteria work). The applicant shall maintain and</p>	<p>Surveys and plans showing avoidance and minimized impact must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			



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<p>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>Offsite Preservation.</i> Offsite 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. Additionally, 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 offsite 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 (e.g., conservation easement or dedication to an approved conservation organization). The applicant shall implement the approved offsite preservation and monitor the population for a minimum of five years.</p>							



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<p>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>Offsite Enhancement.</i> Offsite enhancement would consist of locating disturbed poor quality population of 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</p>							





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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.							
<b>CS-BIO-4 Special-Status Wildlife Survey.</b> Beginning no more than two weeks prior and ending no more than three days prior to ground disturbing construction at the project site, three pre-construction surveys for special status species, including (but not limited to) the coast homed lizard, coast patch-nosed snake, burrowing owl, San Diego dessert woodrat, San Diego black-tailed hare, and roosting special-status bats shall be conducted by a qualified biologist and submitted to the City Planning and Community Development Department. The pre-construction surveys shall incorporate appropriate methods and timing to detect the special-status wildlife species that could occur at the site. If a special-status 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 in the open space areas either onsite or directly adjacent to the project site. This shall be performed only by a qualified, approved biologist. The CDFW and City Planning and Community Development Department shall be formally notified and consulted regarding the presence of any sensitive species onsite. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified and appropriate "take" permits	Surveys and plans showing avoidance and minimized impact must be submitted and approved.	Prior to issuance of building or grading permit or ground disturbance.	Once	City of Agoura Hills			

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acquired prior to any relocation activity [Adapted from mitigation measure BIO-1(b) from the AVSP FEIR].							
<b>CS-BIO-5 Bird Nesting Surveys.</b> If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified ornithologist 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 Game Code Sections 3503, 3503.5, or 3511 are present in the construction zone or within 500 feet of the construction zone. Surveys shall begin 30 days prior to initial disturbance activities and shall continue weekly, with the last survey being conducted no more than three days prior to the initiation of clearance/ construction work. If active nests are found in 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 500 feet for certain raptors). A temporary construction fence barrier shall be erected around the buffer and clearing and construction inside 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 shall record the results of the recommended protective	Surveys and plans showing avoidance and minimized impact must be submitted and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			

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<p>measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds.</p> <p>Limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds [Adapted from mitigation measure BIO-1(c) from the AVSP FEIR].</p>							
<p><b>CS-BIO-6 Native Grassland Restoration Plan.</b> If avoidance of sensitive communities is not feasible, onsite mitigation is preferred if suitable habitat is present that can be isolated from human disturbance. In this event, a restoration plan shall be prepared by a qualified plant ecologist that identifies the location and acreage to be replanted and the methods that will be used to preserve this community in that location. The plan shall also include a monitoring program so that the success of the effort can be measured. The required level of success, at a minimum, shall be defined as a demonstration of three consecutive years of at least 50 percent native grass dominance within the mitigation area. If off-site mitigation is proposed, the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The restoration plan shall be submitted for review as part of the</p>	Plans showing avoidance and minimized impact must be submitted and approved.	Prior to issuance of grading or building permit.	Once	City of Agoura Hills			

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<p>application process with the City Planning Department. In addition, final plans shall be subject to review and approval by the City Planning Director. The Grassland Restoration Plan shall include, but not be limited to, the following components:</p> <p>The applicant shall submit a Native Grassland Restoration Plan for review and approval by the City Planning and Community Development Department, the Los Angeles County Fire Department, and as necessary, a qualified biologist or landscape specialist. Native Grassland habitat shall be replaced at a minimum ratio of three to one for native grassland lost and shall utilize native species from onsite habitats. Target sites for mitigation plots shall be sampled for soil type and habitat criteria sufficient for the establishment and growth of the native grassland lost. No species identified as invasive (e.g., CNPS, Channel Islands Chapter Invasive Plants List, IPC lists) shall be utilized in the landscape plans. The plan shall include, but not be limited to, the following components:</p> <ul style="list-style-type: none"> <li>• <i>Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts)</i></li> <li>• <i>Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently)</i></li> <li>• <i>Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken)</i></li> <li>• <i>Irrigation method/schedule (i.e., how much water is needed, where, and for</i></li> </ul>							



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<p><i>how long)</i></p> <ul style="list-style-type: none"> <li><i>Plant species, seed mixes, weed suppression and planting methodology [Adapted from mitigation measure BIO-2(b) of the AVSP FEIR]</i></li> </ul> <p>From preliminary observations, it appears that potential target areas to perform mitigation for the loss of native grassland exist on the northern slopes of Ladyface Mountain, in the open space of Zone G in the southwest corner of the AVSP boundary. These areas need testing to confirm that they meet the soil and habitat requirements for native grassland species. If sufficient mitigation area does not exist onsite, offsite mitigation or in lieu fees to an offsite local or regional mitigation bank shall be done.</p>							
<p><b>CS-BIO-7 Bushy Spikemoss- California Buckwheat Scrub/High-Value Coastal Sage Scrub Restoration Plan.</b> The acreage of Bushy Spikemoss- California Buckwheat Association that is disturbed by fuel modification shall be enhanced at a 2:1 ratio in area(s) to be preserved as permanent open space. To the extent possible, this shall be accomplished by onsite enhancement of disturbed in-kind habitat. If onsite enhancement is not possible, compensation for disturbance to the high-value Bushy Spikemoss – California Buckwheat Association may be accomplished by off-site enhancement of in-kind habitat, preservation of intact habitat equivalent at a 2:1 ratio, or by a contribution to a CDFW approved in-lieu fee program approved by the City Planning Director.</p> <p>A Mitigation and Monitoring Plan shall be developed by a qualified biologist,</p>	<p>Surveys and plans showing avoidance and minimized impact must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			



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<p>restoration ecologist or resource specialist, and approved by the Director of Planning prior to issuance of the grading permit for the project. In broad terms, at a minimum the plan shall include:</p> <ul style="list-style-type: none"> <li>• <i>Description of the project/impact and mitigation sites</i></li> <li>• <i>Specific objectives</i></li> <li>• <i>Success criteria</i></li> <li>• <i>Plant palette</i></li> <li>• <i>Implementation plan</i></li> <li>• <i>Maintenance activities</i></li> <li>• <i>Monitoring plan</i></li> <li>• <i>Contingency measures</i></li> </ul> <p>Success criteria shall, at a minimum, be based on appropriate survival rates and percent cover of planted native species and control of invasive plant species in the mitigation area. Monitoring shall be initiated prior to development of the project, and shall be implemented over a five-year period (or longer, if success criteria are not met). The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the mitigation project, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City Planning Department and the CDFW. Five years after the project start, a final report shall be submitted to the City Planning Department and the CDFW, which shall at a minimum discuss the implementation, monitoring, and management of the mitigation project</p>							



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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 mitigation project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the City Planning Director [Adapted from mitigation measure BIO-2(b) of the AVSP FEIR].							
<b>CS-BIO-8 Lighting Requirements.</b> 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 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 should not exceed 1 foot-candle at the edge of the fuel modification zone [Adapted from mitigation measure BIO-4(f) from the AVSP FEIR].	A lighting design must be submitted and approved.	Prior to issuance of a building permit.	Once	City of Agoura Hills			
<b>CS-BIO-9 Oak Tree Replacement.</b> 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:  a) two (2) 24-inch box specimens; b) one (1) 36-inch or sixty-inch-box as	Landscape plans must be submitted and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			

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<p>follows: In the case of landmark trees, (trees whose diameter exceeds 48 inches), the applicant shall obtain a nursery-grown oak tree of equivalent caliper to the tree removed or provide two (2) container grown, 60-inch box trees for each healthy landmark tree approved for removal; and,</p> <p>c) one (1) 15-gallon size oak tree.</p> <p>For impacts involving 10 percent or less of oak tree removal, resulting from grading and project development, each oak tree shall be replaced with specimen oak trees of the same species as the tree that was removed at a ratio and dimension specified in the City's Zoning Ordinance. This mitigation is to occur onsite. For impacts involving greater than 10 percent removal resulting from grading and project development, mitigation shall either be onsite with requirements as listed above, or an 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 sum of the calipers of all oak trees planted must be at least equal to that removed. The locations of the replanted trees shall be indicated on the project plans submitted to the City for review by the City's oak tree consultant. Trees shall be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils; and coast live oaks in mesic north-facing slop locations. Each oak tree removed by grading and project development shall be replaced with two 36-</p>							

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<p>inch box and two 24-inch box specimen oak trees of the same species as the tree that was removed. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation shall be identified. This includes surveys for ephemeral plants and bulbs/Oak tree planning, shall not cause the removal or destruction of existing native vegetation without replacement in the same locations.</p> <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 locations of the replanted oak trees shall be indicated on the project plans for review by the City Oak Tree Consultant and approval by the Planning Director. The oaks 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 planted according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils and cost live oaks on mesic north-facing slope locations. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation shall be identified. This includes surveys for ephemeral plants and bulbs. Oak tree planting shall not cause the</p>							

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<p>removal or destruction of existing native vegetation without the replacement in the same locations.</p> <p>To mitigate the removal of 21,271 square feet of scrub oak habitat, the land plan shall include at least 213 five-gallon scrub oak trees planted at ten feet on-center. Should the Planning Director and the City Oak Tree Consultant determine that the required number of oak trees cannot be planted on the subject site in a practical fashion, equivalent alternative mitigation shall be established through the establishment of an equivalent in-lieu fee which the applicant shall pay into the City Oak Tree Mitigation Fund for the deficit. The amount of the in-lieu fee for the scrub oaks shall be based on the cost of the purchase, installation and maintenance for a period of three years of one (1) 24-inch box size coast live oak tree for every five remaining scrub oaks to be planted."[Adapted from mitigation measures BIO-3(c) and BIO-3(d) of the AVSP FEIR].</p>							
<p><b>CS-BIO-10 Oak Tree Preservation Program.</b> To mitigate impacts to Valley Oak Woodlands and comply with the City of Agoura Hills Oak Tree Preservation Guidelines, the applicant shall submit a submit the results of an oak tree survey and an Oak Tree Report, including an Oak Tree Preservation Program, for review and approval by the City Planning and Community Development Department oak tree consultant prior to issuance 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. The program shall include</p>	<p>An oak tree survey and oak tree report must be submitted and approved.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			

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<p>but not be limited to the following components:</p> <ul style="list-style-type: none"> <li>• <i>No grading or development shall occur within five feet from the driplines of oak trees that occur in the construction area.</i></li> <li>• <i>All specimen oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the City for the duration of all grading and construction activities. The fencing shall be installed six feet outside the dripline of each specimen oak tree, and shall be staked every six feet.</i></li> <li>• <i>No construction equipment shall be parked, stored or operated within six feet of any specimen oak tree dripline.</i></li> <li>• <i>No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of a specimen oak tree. Pervious paving and other materials are allowed, as approved by the City.</i></li> <li>• <i>No artificial surface, pervious or impervious, shall be placed within six feet of the dripline of any specimen oak tree, except for project access roads.</i></li> <li>• <i>Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a City approved arborist/oak tree consultant.</i></li> <li>• <i>Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. In addition, trenching the protected zone needs to preserve roots over one</i></li> </ul>							

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<p><i>inch in diameter by tunneling.</i></p> <ul style="list-style-type: none"> <li><i>No permanent irrigation shall occur within the dripline of any existing oak tree.</i></li> <li><i>Any construction activity required within three feet of a specimen oak tree's dripline shall be done with hand tools.</i></li> <li><i>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 ANZI Z133.1 safety standard.</i></li> <li><i>Watering should not occur during the months of June, July, and August unless the root system has been compromised by damage 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.</i></li> <li><i>Fertilization of these native oak trees is not ordinarily recommended and should not be done unless approved by the City Oak Tree Consultant and Planning Director.</i></li> <li><i>Prior to construction, the vigor of the saved trees shall be assessed. Any trees in a weakened condition shall be treated to invigorate them, as deemed necessary by the City arborist.</i></li> <li><i>During all phases of construction, the health of the trees shall be monitored for signs of disease. If determined to exist, problems shall be addressed to</i></li> </ul>							



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<p><i>remedy them.</i></p> <ul style="list-style-type: none"> <li>• <i>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 two 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.</i></li> <li>• <i>Grade stakes should not be nailed to trees. Nothing that causes damages to the tree shall be attached to the trees.</i></li> <li>• <i>No planting, irrigation, or utilities should be installed within 15 feet of any native oak tree unless approved by the Planning Director.</i></li> <li>• <i>Chemicals or herbicides should not be applied within 100 feet of the dripline of any native oak tree.</i></li> <li>• <i>Dust accumulation onto the tree's foliage from construction shall be hosed off periodically during construction, under the recommendation of the consulting arborist.</i></li> <li>• <i>Copies of the oak tree report, oak trees permit, and City-approved site plan and irrigation plan shall be kept onsite for reference during construction.</i></li> <li>• <i>A certification letter should be submitted to the City Planning Department within five working days of project completion. [Adapted from</i></li> </ul>							

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<i>mitigation measures BIO-3(a) and BIO-3(b) of the AVSP FEIR.</i>							
<b>CULTURAL RESOURCES</b>							
<b>CS-CR-1 Mitigation Monitoring for Archaeological and Paleontological Resources.</b> 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] <sup>2</sup> 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 in the Topanga or Monterey Formations, to be determined by the paleontologist. If archaeological/paleontological resources	Proof of archaeological and paleontological monitoring must be submitted.	During grading, paving, and construction.	Continuous	City of Agoura Hills			

<sup>2</sup> If Native American monitor is required, per a Cultural Resources Report.

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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 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 the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.							
<b>CS-CR-2 Discovery of Human Remains.</b> In accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and the City's General Plan Policy HR-3.3, in the event of discovery of human remains, the City's Environmental Analyst and County Coroner shall be notified immediately by the developer, and no further disturbance shall occur until the County Coroner has determined the origin and disposition of the remains, and that no investigation of the cause of death is required. If the human remains are determined to be prehistoric, the County Coroner shall notify the Native American Heritage Commission, which will determine and then notify the Most Likely Descendent (MLD). The MLD shall complete an inspection and make a recommendation within 48 hours of the notification. If no recommendation is received, the remains shall be interred with appropriate dignity on the property in a location not subject to future development.	In the event human remains are unearthed, a proper professional must be contacted and proof of plans must be submitted and reviewed.	During construction, paving and grading.	Continuous	City of Agoura Hills			
<b>CS-CR-3 Phase III Data Recovery.</b> If avoidance of CA-LAN-1352 is not possible, the project applicant shall complete a	Show proof of avoidance of CA-LAN-1352. If avoidance of CA-LAN-	Prior to ground disturbance.	Once	City of Agoura Hills			

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Phase III data recovery excavation program prior to project-related ground disturbance. The Phase III data recovery program should be completed by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology (qualified archaeologist) and include the preparation of a work plan/research design, fieldwork, laboratory analysis of recovered artifacts and ecofacts, special studies if appropriate, the preparation of a technical report, and curation of recovered materials. The technical report shall include a mitigation monitoring and reporting plan. The Phase III fieldwork shall be conducted by a Native American monitor qualified to identify Chumash and Gabrieleno resources.	1352 is not possible, the project applicant shall complete a Phase III data recovery excavation program and technical report that is reviewed and approved.						
<b>GEOLOGY/SOILS</b>							
<b>GEO-1(a) Building Design.</b> All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site. All critical facilities shall be designed to withstand the upper bound earthquake ground motion. The design shall take into consideration the most current and applicable seismic attenuation methods that are available. All onsite structures shall comply with applicable provisions of the California Building Code and Chapter 1 of Article 8 of the Agoura Hills Municipal Code. Compliance with these requirements shall be verified by the City Building Official prior to issuance of a Building Permit or Grading Permit.	Building design must comply with CBC, and plans must be submitted and approved by ARB.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			
<b>GEO-1(b) Geotechnical Recommendations.</b> Future development shall require, and comply with, all	A site specific study must be reviewed and approved. Building design	Prior to issuance of building or	Once	City of Agoura Hills			

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<p>recommendations contained in site-specific geologic, geotechnical, and structural design studies prepared for subsequent development activities. Subsequent subsurface investigations shall determine the possible presence of seismically induced hazards and appropriate means of mitigating such hazards. Recommendations contained in these site-specific studies shall be reviewed and approved by the City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official. At a minimum, any buildings considered essential facilities, as defined in the Uniform or California building codes, shall be designed to withstand upper bound earthquake ground motion. All onsite structures shall comply with applicable provisions of the California Building Code. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available.</p>	<p>plans must be reviewed and approved.</p>	<p>grading permit.</p>					
<p><b>GEO-3(a) Geotechnical Evaluation.</b> Individual developments shall provide site-specific geotechnical evaluations and geological reports that address onsite soils and slope stability hazards as part of the initial application process. Prior to approval of a specific development plan, these studies shall be submitted to the City Planning Department and/or consultants hired by the City for review and approval as part of the initial application process. These evaluations shall determine the potential for adverse soil stability impacts and shall identify appropriate mitigation techniques. All mitigation recommendations identified in site-specific studies shall be implemented</p>	<p>A geotechnical evaluation must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			





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as a condition of future development. Such measures may include avoidance of development in areas found to have unmitigable soil or geologic hazards, soil or grading modifications to ensure acceptable slope stability on manufactured slopes, structural measures to ensure slope stability, drainage control facilities to collect and direct water off of slopes, removal of loose cobbles and boulders from adjacent slopes, and/or other measures deemed appropriate to ensure proper slope stability. If site-specific geologic mitigation measures are found to cause secondary environmental effects not addressed herein (excessive import or export of soil material, retaining walls, blasting, etc.), subsequent environmental analysis may be required.							
<b>GEO-3(b) Erosion Control Plan.</b> A site-specific erosion control plan that incorporates best management practices shall be prepared by individual applicants and approved by the City prior to the granting of any grading permits for an individual development in the project area. Measures identified in such plans shall be implemented. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, temporary drainage control facilities such as retention areas, etc. Landscaping shall be designed by a licensed landscape architect with final landscaping plans to be reviewed and approved by the City Building Official prior to project approval.	A site specific erosion control plan and landscaping plan must be submitted and approved.	Prior to project approval.	Once	City of Agoura Hills			
<b>GEO-3(c) City Oversight and Approval.</b> The City Engineer or equivalent shall inspect a project after the final grading report has been filed. The project shall not be approved for construction by the City	Proof of monitoring by City Engineer must be submitted.	After final grading report has been filed.	Once	City of Agoura Hills			



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Engineer or equivalent until all hazards either caused by project grading or associated with adjoining geologic and soils conditions, such as erosion and slope instability, are mitigated to the City's specifications.							
<p><b>GEO-4(a) Test Blast/Vibration Study &amp; Blasting Plan.</b> Blasting shall be discouraged. However, if a site-specific geologic, geotechnical, or structural design study deems blasting necessary for grading and excavation onsite, the applicant must perform a test blast/vibration study to evaluate the variation in vibratory ground motion intensity with respect to distance from the blast site. It must be shown that the blasting can be done safely with respect to existing improvements.</p> <p>A blasting plan shall be provided as part of the vibration study, and submitted as part of the initial application submittal to the City Planning Department, City Council and Fire Marshall for approval. Blasting permit approval would be subject to the City's discretion and may be denied. If the City were to approve the blasting plan, at a minimum it should be designed to minimize ground shaking away from the blast area. Any areas having unstable slopes or rockfall hazards shall be secured to prevent injury or property damage. If approved, the permittee shall provide sufficient supervisory control as determined by the building official during the grading operation to ensure compliance with approved plans and with the municipal code. When found necessary by the City Building Official, the permittee shall employ a qualified geologist and foundation engineer to assist in supervising the grading operation. If a</p>	If necessary, a test blast/vibration study must be submitted and reviewed. A blasting plan shall be provided as part of the study.	Prior to grading operations.	Once	City of Agoura Hills			

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blasting permit is denied by the City, the applicant shall prepare an alternative application for development which excludes the need for blasting.							
<p><b>GEO-6(a) Settlement Related Mitigation.</b>            Future development shall comply with all recommendations contained in site-specific geologic, geotechnical, and structural design studies as required to be prepared for subsequent development activities. Subsequent subsurface investigations shall determine the required degree of compaction and the proper moisture content and appropriate means of mitigating settlement related hazards. Recommendations contained in these site-specific studies shall be reviewed and approved by the City Planning Department and City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official prior to issuance of a Grading Permit and/or Building Permit. At a minimum, suitable measures to reduce settlement impacts shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• <i>Removal of organic material in the area of the proposed grading</i></li> <li>• <i>Removal of non-engineered artificial fill in areas to receive engineered fill or in areas where structural support is required.</i></li> <li>• <i>Placement of a keyway at the bottom of all fill slopes a minimum depth of 3 feet and down to the bedrock with the keyway a minimum of 10 feet wide (unless otherwise determined by the site-specific geological study)</i></li> <li>• <i>Fill soils shall be benched into the hillside</i></li> </ul>	Site specific studies must be reviewed and approved by the City Planning Department and City Building Official.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			

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<ul style="list-style-type: none"> <li>• <i>Removal of upper soils to the bedrock</i></li> </ul> <p>After excavation:</p> <ul style="list-style-type: none"> <li>• <i>All bottoms of the excavations and areas to receive slabs shall be scarified and compacted to 90%</i></li> <li>• <i>All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness</i></li> <li>• <i>Soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM version</i></li> <li>• <i>Moisture content should not vary more than 2% from the optimum moisture content, although the grading process will be more easily accomplished with the soils being 1 – 2% wetter than optimum moisture content</i></li> <li>• <i>Any utility trenches will need to be properly backfilled as detailed above</i></li> <li>• <i>Any import soils should be approved by a qualified geologist</i></li> <li>• <i>Slope faces shall be compacted to at least 90% of maximum compaction</i></li> </ul>							
<p><b>GEO-6(b) Additional Environmental Review.</b> If individual developers are unable to find a disposal site for construction cut within 12.5 miles of the Specific Plan area, or if processed soil is not suitable for fill, then individual projects may require additional environmental analysis. Individual developers must demonstrate a means for disposal of excess cut materials, within 12.5 miles of the project site, prior to approval by the City.</p>	<p>A report of disposal must be submitted and approved.</p>	<p>Prior to approval by the city.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			

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<b>GREENHOUSE GASES</b>							
<b>CS-GHG-1 GHG Reduction Measures.</b> The applicant shall incorporate the following measures to reduce GHG emissions: <ul style="list-style-type: none"> <li>• Exceed adopted Title 24 energy requirements by a minimum of 20 percent (in accordance with mitigation measure AQ-3(a))</li> <li>• Install high efficiency lighting</li> <li>• Use built-in energy efficient appliances</li> <li>• Use water-efficient irrigation systems</li> <li>• Implement employee trip reduction program to achieve an eight percent reduction in vehicle trips</li> </ul>	A greenhouse gas reduction plan must be submitted and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			
<b>WATER AND HYDROLOGY</b>							
<b>HYD-2 Final Drainage Plans.</b> Individual project applicants shall be required to prepare and submit a final drainage plan, prior to issuance of a grading permit, to the City's Planning and Community Development Department and Los Angeles County Flood Control for approval. Plans shall include detailed design and hydraulic analysis of the drainage facilities that capture and convey on- and off-site runoff. Each developer shall be required to evaluate the extent of potential flood hazards present utilizing the Modified Rational Method (or the latest model approved by Los Angeles County Flood Control) and to implement mitigation measures required to reduce such impacts to a level of insignificance. The drainage plan for each project shall include post development designs for runoff detention and on site infiltration to reduce 50-year frequency storm peak discharge to the pre development level. These drainage facilities	Final drainage plans must be submitted and approved.	Prior to issuance of grading permit.	Once	City of Agoura Hills			

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shall meet the design requirements and capacities of the <i>Master Plan of Drainage for the City of Agoura Hills, The Los Angeles County Department of Public Works Hydrology Manual and the Hydrology and Sedimentation Appendix</i> , or other revised hydraulic analyses as determined by the City Engineer, and shall not increase the base flood elevation above or below the project site. Additionally, mitigation shall meet all interim peak flow standards, or the most up to date standards, as established by the LACDPW. The plans shall be subject to review and approval by the City Engineer.							
<p><b>HYD-4 Water Quality Permits and Plans.</b>            Prior to approval a grading plan and issuance of a grading permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the City's Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance of the City of Agoura Hills and Los Angeles County LID Standards Manual. The LID Plan shall include all documentation and information requested by the Engineering Department and all such documentation and information requested in a condition of approval for the proposed project.</p> <p>The applicant shall obtain coverage under the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of any grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID)</p>	Final LID plan and SWPPP shall be submitted to City and approved. City shall verify receipt of WDID for General Construction Permit.	Prior to issuance of grading permit.	Once for plan approvals, and as necessary to ensure compliance with LID and SWPPP.	City of Agoura Hills			

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<p>for coverage under the General Construction Permit to the Public Works/Engineering Department.</p> <p>The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction. A copy of the adopted SWPPP shall be maintained at the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site. The SWPPP shall comply with all minimum requirements required by the Engineering Department and such standards set forth in any condition of approval for the proposed project.</p>							
<b>NOISE</b>							
<p><b>N-1 Construction Hours.</b> Onsite construction activity, including blasting, or involving the use of equipment or machinery that generates noise levels in excess of the 55 dBA standard shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Saturday pursuant to City Ordinance 9656 and City Municipal Code Section 9666.4. No construction activity shall occur between 8 p.m. and 7 a.m. that generates noise in excess of the 50 dBA standard. No construction activity shall take place on Sundays or legal holidays.</p>	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
<p><b>CS-N-1 Interior Noise.</b> At a minimum, all onsite structures shall include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL:</p>	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			



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<ul style="list-style-type: none"> <li>• <i>Party wall and floor/ceiling assemblies between separate residential units and other occupied spaces shall be acoustical laboratory-rated for a minimum of 50 STC noise reduction.</i></li> <li>• <i>Floor/ceiling assemblies between separate residential units and other occupied spaces shall be acoustical laboratory impact noise-rated for a minimum of 50 IIC impact noise reduction.</i></li> <li>• <i>Where any penetrations occur in sound-rated party walls or party floor/ceiling assemblies, the space between the partition and the penetrating object must be properly isolated and insulated to not compromise the sound rating of the partition.</i></li> <li>• <i>Exterior entry doors to living areas shall meet or exceed a laboratory rating of 25 STC (including sliding glass doors and French doors that have any frontage view of Agoura and Cornell Roads).</i></li> <li>• <i>All windows in the design shall be dual-glazed [adapted from AVSP FEIR Mitigation measure N-3(a)].</i></li> </ul>							
<p><b>CS-N-2 Construction Hours.</b> Onsite construction activity, including blasting, or involving the use of equipment or machinery that generates noise levels in excess of the 55 dBA standard shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Saturday pursuant to the City Municipal Code. No construction activity shall occur between 7 p.m. and 7 a.m. that generates noise in excess of the 50 dBA standard. No construction activity shall take place on Sundays or legal</p>	Note on building or grading permit	Continuous compliance through construction.	Continuous	City of Agoura Hills			

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holidays [adapted from AVSP FEIR mitigation measure N-1].							
<b>N-3(a) Acoustical Study.</b> A site-specific acoustical study shall be submitted to the City Planning and Community Development Department as part of the initial application for any residential project located within the project area that is exposed to freeway or arterial traffic noise. This study shall contain specific structural and site design recommendations to be incorporated into the project design to mitigate any noise levels that exceed the City's residential exterior standard of 65 CNEL and interior standard of 45 dBA.	An acoustical study must be submitted and approved by City Planning and Community Development.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			
<b>N-3(b) Operating Hours.</b> Loading dock and delivery truck (i.e. refrigerator trucks, trash and recycling pick-ups) and parking lot sweeping hours shall be restricted to daytime operating hours (7:00 a.m. to 7:00 p.m.). Delivery trucks entering and leaving the site shall not block driveways and shall be allowed to idle no more than 15 minutes in any half hour period.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
<b>N-3(c) Loading Dock Location.</b> To the degree feasible, loading docks and delivery areas shall be located out of line of sight and/or oriented away from nearby residences.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
<b>N-3(d) Ventilation Noise.</b> Parapets that reduce noise from rooftop ventilation systems shall be installed on all project structures.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
<b>N-3(e) Parking Lot Noise.</b> Surface-texturing materials and landscaping shrubs and trees shall be used in the parking areas to reduce parking lot related noise.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
<b>N-3(f) Mechanical Equipment.</b> All exterior mechanical equipment shall be oriented away from adjacent residential uses and shall be fitted with sound-rated parapets.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			

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<p><b>N-3(g) Interior Noise.</b> At a minimum, all onsite structures shall include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL:</p> <ul style="list-style-type: none"> <li>• <i>Air conditioning or a mechanical ventilation system so that windows and doors may remain closed</i></li> <li>• <i>Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications)</i></li> <li>• <i>Solid core exterior doors with perimeter weather stripping and threshold seals</i></li> <li>• <i>Roof and attic vents facing away from Highway 101</i></li> <li>• <i>Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater.</i></li> </ul>	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
<p><b>N-2(a) Rubberized Asphalt.</b> In potentially noise impacted areas within the Specific Plan, the City shall consider and, if feasible, use rubberized asphalt paving material for street re-paving projects. Studies have demonstrated that this type of paving materials can substantially reduce roadway noise. A 1992 noise study in the City of Thousand Oaks by Acoustical Analysis Associates, Inc. indicated that the use of an asphalt rubber overlay can achieve a noise reduction of from 2 to 5 dBA as compared to standard asphalt.</p>	Proof of consideration of rubberized asphalt must be submitted and reviewed.	Prior to issuance of grading or building permit.	Once	City of Agoura Hills			
<p><b>N-2(b) Sound Wall.</b> If traffic-related noise problems from U.S. 101 arise within the Specific Plan area, the City shall investigate and, if feasible, implement appropriate measures to reduce noise impacts at affected receptor locations. Such measures may include, but are not limited to, the use</p>	Proof of consideration of a sound wall must be submitted and reviewed.	Prior to issuance of grading or building permit.	Once	City of Agoura Hills			

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of a sound wall along the northern boundary of the Specific Plan area, between Roadside Drive and U.S. 101. It is estimated that a 10-foot high sound wall located adjacent to the southern edge of U.S. 101 would decrease noise levels at the property boundaries on the southern side of Roadside Drive from 78.8 dBA to 69.3 dBA (refer to Appendix E for Sound Barrier Loss Estimation Spread Sheet).							
<b>PUBLIC SERVICES</b>							
<p><b>PS-3(a) Fuel Modification Plan (FMP).</b> Individual project applicants shall develop a Fuel Modification Plan for all development areas within or adjacent to wildland fire hazard areas. These plans shall be subject to review and approval by the Los Angeles County Fire Department Fuel Modification Unit. The FMP shall be submitted to the City Planning and Community Development Department for approval prior to issuance of a grading or building permit.</p> <p>Funding and execution of all measures required in the FMP shall be the responsibility of individual developers or land owners. Prior to approval of the FMP the City shall confirm that appropriate easements have been secured and that long-term funding mechanisms area in place to ensure successful implementation of the FMP.</p>	A Fuel Modification Plan must be submitted, reviewed and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			
<p><b>PS-3(b) Landscape Palette.</b> The landscape palette for the project shall prohibit the use of highly flammable species near areas of open space.</p>	Note on building or grading permit.	Continuous compliance throughout development	Continuous	City of Agoura Hills			

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<b>PS-4(a) Design Approval.</b> Project plans shall be submitted to the Los Angeles County Sheriff's Department Lost Hills Substation for review and comment. All recommendations made by the Department, including, but not limited to, those pertaining to site access, site security, lighting, and requirements for onsite security, shall be incorporated into the design of the project, prior to approval of final building permits.	Project plans shall be submitted, reviewed and approved.	Prior to approval of final building permits.	Once	City of Agoura Hills			
<b>PS-5(a) In Lieu Fees.</b> Individual project applicants shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school districts. If permissible, at the time the application is processed, these fees shall include additional District costs associated with impacts to student transportation or other measures to alleviate student transportation overcrowding (e.g. pro-rata contribution to new school transportation systems, student carpooling bulletin boards, etc.)	Proof of payment of statutory fees must be provided.	At the time of issuance of building permit.	Once	City of Agoura Hills			
<b>PS-5(b) School District Noticing.</b> The applicant shall notify the Las Virgenes Unified School District of the expected buildout date of the project as soon as possible to allow the District to plan in advance for new students.	Proof of notification must be provided.	Prior to issuance of building or grading permit, after project is approved.	Once	City of Agoura Hills			



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<b>TRANSPORTATION/TRAFFIC</b>							
<b>CS-T-1 US-101 Southbound Ramps/Roadside Drive/Kanan Road.</b> The project applicant shall pay a pro-rata share of the costs of the improvements outlined in mitigation measure T-2(g) of the Agoura Village Specific Plan Final Environmental Impact Report (certified 2006), as determined by the City's Traffic Engineer. The project's contribution to the cumulative traffic volumes forecast for the intersection is 6.20 percent. Payment shall be received by the City prior to Certificate of Occupancy.	Proof of payment must be provided.	Prior to issuance of building permit.	Once	City of Agoura Hills			
<b>T-3(d) Pedestrian Cross Walks.</b> Pedestrian cross-walks should utilize textured and colored surface treatments to clearly distinguish these areas for pedestrian movement. Final design must be approved by the City's Public Works Director.	Design plans must be approved by City's Public Works Director	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			
<b>T-3(e) Individual Access.</b> The design and control of individual access driveways will need to be determined as individual projects are analyzed. Analysis of these individual access driveways should give consideration to traffic volumes to and from each individual site within the Specific Plan and opposing traffic volumes on the adjacent roadway system.	Design plans must be submitted and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			



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<p><b>T-3(f) Construction Impacts.</b> Prior to individual project approval, short-term construction impacts shall be examined. Where necessary, a construction vehicle management plan shall be developed and implemented. This plan shall include measures to avoid conflicts with nearby businesses and other land uses (such as construction activity notification and timing so as to minimize conflicts) and to minimize the effects on the local street network.</p>	<p>Survey and plan of short term construction impacts must be submitted and approved.</p>	<p>Prior to project approval.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			
<p><b>CS-T-1 US-101 Southbound Ramps/Roadside Drive/Kanan Road.</b> The project applicant shall pay a pro-rata share of the costs of the improvements outlined in mitigation measure T-2(g) of the Agoura Village Specific Plan Final Environmental Impact Report (certified 2006), as determined by the City's Traffic Engineer. The project's contribution to the cumulative traffic volumes forecast for the intersection is 6.20 percent. Payment shall be received by the City prior to Certificate of Occupancy.</p>	<p>Proof of payment must be provided.</p>	<p>Prior to issuance pf building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			