

**EXHIBIT D**

**MITIGATION MONITORING PLAN**

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project			
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p><b>Mitigation Measures Incorporated Into the Project Description</b></p> <p><i>Habitat Enhancement Plan</i></p> <p>1. Prior to issuance of grading or building permits, the Planning Director shall approve a Habitat Enhancement Plan as a component of the project Landscape Plan. The Habitat Plan shall apply to all existing or created on-site oak trees or planned compensating woodlands, riparian areas, detention basins, and fuel modification zones (if required). The purpose of this plan shall be to increase the biological carrying capacity of the upslope areas above Agoura Road (on the south side) and to revegetate any areas that required geologic remediation. Policies and design features to be incorporated into this plan shall address the following concerns.</p>	<p>The applicant shall complete and submit a Habitat Enhancement Plan prior to issuance of grading permits.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by Community Development Director.</p> <p>Date Approved: _____</p>
<p>2. Certain ornamental plants are known to escape from planted areas and invade native plant communities. In order to protect the native plant communities within the natural open space areas south of the site and the required widening of Agoura Road, prohibited ornamental plants (listed in Table 4-3) will not be planted within the proposed common landscaped areas, or within the Agoura Road Corridor.</p>	<p>The Applicant shall not incorporate any invasive plant species into the proposed landscaping areas.</p>	<p>After review and approval of Landscape Plan, and Final Inspection an annual inspection shall be ongoing.</p>	<p>Verification by City Landscape Consultant.</p> <p>Date Approved: _____</p>

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<p><i>Light and Glare</i></p> <p>3. All lighting along the perimeter of natural areas, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare into the remaining natural and open space areas to the south. Final lighting orientation and design shall be approved by the City. All lighting proposed shall be consistent with the City's development Code.</p>	<p>All lighting along the perimeter of natural areas, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare into the remaining natural and open space areas to the south.</p>	<p>After review and approval of Lighting Plan, and Final Inspection an annual inspection shall be ongoing.</p>	<p>Initial review and approval, and field inspection by City Lighting Consultant. Subsequent inspections by Public Works Department. Date Approved: _____</p>
<p><i>Biological Impacts Resulting from Grading and Construction Activities</i></p> <p>4. Construction documents will clearly delineate grading limits, location of remaining trees, remaining jurisdictional resources, and the preserved natural open space areas.</p>	<p>Plan check staff shall review and approve proposed grading limits to ensure on-site retention of biological resources.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by Building Official. Date Approved: _____</p>
<p>5. The construction contractor will ensure that temporary fencing is installed at the grading limit when it is close to natural habitat areas or to any identified jurisdictional resources. The fencing will remain in place until grading and excavation work is complete, and will be removed under direction of the biological inspector. Prior to fence installation, the fencing contractor will be instructed to avoid driving on or immediately adjacent to sensitive biological resources, including remaining trees, remaining jurisdictional resources, and remaining natural habitats.</p>	<p>The construction contractor will ensure that temporary fencing is installed at the grading limit when it is close to natural habitat areas or to any identified jurisdictional resources.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by Public Works Department. Date Approved: _____</p>

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6. If the temporary fencing is damaged during construction, the construction contractor shall be responsible for repairing the damage within 48 hours.	The construction contractor shall maintain and repair temporary fencing during construction.	Continuous during grading and construction.	Verification by City Code Enforcement Officer. Date Approved: _____
7. Signs, stating that access to preserved natural open space areas is prohibited, will be attached to the temporary fencing.	The applicant/developer will attach signs to temporary fencing stating that access to preserved natural open space areas is prohibited.	Continuous during grading and construction.	Verification by City Code Enforcement Officer. Date Approved: _____
8. For the portion of Agoura Road west of Reyes Adobe Road, all California black walnut, native oak, and mature trees within 200 feet of grading and construction shall be inventoried and marked for protection prior to any construction activities. Trees to be removed shall be painted or tagged with a red "X" on the trunk. Trees to be preserved shall be flagged with yellow flagging visible from all directions. The flagging will not be nailed to any trees.	The City Arborist will inspect trees within the specified area of the Agoura Road Corridor for compliance with tree marking requirements.	Prior to issuance of grading permits.	Verification by City Arborist. Date Approved: _____
9. All California black walnut, native oak, and mature trees to be preserved in the vicinity of the grading limits shall be protected with temporary fencing. Plastic snow-fencing, available in bright orange, is recommended for its high visibility and ease of installation. Where possible, the fencing will be no closer than 5 feet to the dripline of any tree.	The City Arborist will inspect trees within the specified area of the Agoura Road Corridor for compliance with temporary fencing requirements.	Prior to issuance of grading permits.	Verification by City Arborist. Date Approved: _____

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<p>10. Where necessary, erosion control measures shall be constructed on the slopes below grading areas to prevent erosion and materials deposits into areas with remaining California black walnut, native oak, and mature trees during grading and construction activities. These erosion control measures will also prevent silts from entering drainages.</p>	<p>Erosion control devices shall be installed to minimize siltation into areas with remaining natural habitat.</p> <p>The extent of implementation shall be subject to review and approval by the City Engineer.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by City Arbonist and City Engineer</p> <p>Date Approved: _____</p>
<p>11. Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying, and the potential construction of storm drain inlet and outlet structures. All such construction activities in or adjacent to remaining open space areas shall be coordinated with the City.</p>	<p>Entry into areas outside the designated construction area by construction personnel shall be prohibited.</p> <p>All entry shall be coordinated through the City of Agoura Hills Planning Department</p>	<p>Continuous during project construction.</p>	<p>Verification by City Engineer and Director of Community Development.</p> <p>Date Approved: _____</p>

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<p>12. The construction contractor will install temporary erosion control measures, if necessary, to reduce impacts to and protect on-site drainages from excess sedimentation, siltation, and erosion. These measures shall consist of the use of temporary soil covers, such as hydroseeding with native plants, mulch/binder and erosion control blankets to protect exposed soil from wind and rain; and/or the installation of silt fencing, sandbags, hay/straw bales (excluding rice straw), berms, and dikes to protect storm drain inlets and drainages. The City's monitoring staff will periodically examine the erosion control devices to ensure that they are working correctly. The construction contractor will be responsible for repairing any erosion control devices should they fail to work correctly.</p>	<p>Erosion control devices shall be installed to minimize siltation into within and adjacent to the construction area.</p> <p>Field verification of proposed erosion control devices shall be completed prior to issuance of grading permits</p>	<p>Prior to issuance of grading permits</p>	<p>Verification by City Engineer Date Approved: _____</p>
<p>13. No refueling, changing of oil or other fluids shall occur on the project site, except in designated areas approved by the City's Environmental Analyst. Vehicles carrying supplies, such as concrete, should not be allowed to empty, clean out, or otherwise place materials into the on-site open space areas or natural areas located immediately adjacent to the site. If oil or other fluids are accidentally spilled within the open space areas of the site, the contaminated soil will be immediately removed from the area and disposed of in a legally acceptable manner.</p>	<p>The changing or handling of automotive fluids within the project site is prohibited</p>	<p>Continuous during construction</p>	<p>Verification of Compliance by Code Enforcement Officer Date Approved: _____</p>

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14. Discarding any trash or other construction waste material within the open space or natural areas adjacent to the site is prohibited. The construction contractor will periodically collect trash and debris within construction areas for disposal off-site according to laws and regulations.	No trash or other construction or waste material shall be deposited within the open space or natural areas adjacent to the project site	Continuous	Verification of Compliance by Code Enforcement Officer Date Approved: _____
15. Equipment or vehicles driven and/or operated within or adjacent to on-site drainages shall be checked and maintained daily to prevent hazardous materials leaks. Equipment maintenance is prohibited within or adjacent to jurisdictional areas, or within 50 feet of these areas.	All construction equipment shall be properly maintained to avoid hazardous material leaks	Continuous during construction.	Verification by field superintendent
16. Standard dust control measures of the Los Angeles County Air Quality Management District shall be implemented to reduce impacts on nearby plants and wildlife. This includes a variety of options to reduce dust including replacing ground cover in disturbed areas as quickly as possible, watering active sites regularly, and suspending all excavating and grading operations during periods of high winds.	All standard Los Angeles County Air Quality Management District dust control measures shall be implemented to reduce air quality impacts	Continuous during construction	Verification of Compliance by City Engineer. Date Approved: _____
17. The biological inspector and/or a qualified arborist retained through the Mitigation Monitoring program shall periodically monitor all project construction activities in the vicinity of any California black walnut, native oak, or mature trees.	Biological monitoring shall be completed periodically by a qualified biological consultant	Continuous during construction	Biological consultant and the City's Environmental Analyst Date Approved: _____

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18. The City arborist will monitor all grading and construction activities within 5 feet of the dripline of any California black walnut, native oak, or mature trees.	Biological monitor and City Arborist shall ensure no grading shall occur within 5 feet of the dripline of any California black walnut, native oak, or mature tree	Continuous during construction	Verification by the City Arborist Date Approved: _____
19. Construction access shall minimize pruning trees. However, all dead branches, or large branches that distort the symmetry or sound structure of any tree, or trees posing a hazard, should be removed. A qualified arborist shall perform all necessary pruning.	All pruning of trees shall be subject to the review and approval of the City Arborist	Continuous	Verification by the City Arborist Date Approved: _____
20. Whenever possible, no soil compaction, trenching, grading, or filling will occur within 5 feet of the dripline of any California black walnut, native oak, or mature trees.	All work within protected tree specimens shall be subject to the review and approval of the City Arborist	Continuous during construction.	Verification by the City Arborist Date Approved: _____
21. If lowering the grade within 5 feet of the dripline of any California black walnut, native oak, or mature trees, the root zone shall be protected. Retaining walls shall be used around trees as needed to preserve root zones. If a retaining wall is not feasible, then the cut should be covered with 4 to 6 inches of mulch or ungrouted stone to prevent roots from drying out.	All site grading shall be completed such that root zone of all native tree specimens is protected	Continuous during construction.	Verification by the City Arborist Date Approved: _____



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22. During or following construction, a qualified arborist will prune all dead branches and hazardous limbs from all remaining trees located adjacent to the development envelope. Dead branches housing bird nest cavities shall be removed for safety reasons only.	All pruning shall be subject to the review and approval of the City Arborist	Continuous during construction.	Verification by the City Arborist Date Approved: _____
23. Grading shall occur uphill from remaining California black walnut, native oak, and mature trees in such a way as to prevent excess soil and rock from escaping downslope and disturbing the base of the tree.	Grading contractor shall not allow excess soil or rock to escape downslope or disturb tree basins.	Continuous during operations.	Verification by City Landscape Consultant. Date Approved: _____
24. Hand-tools are required for any brush clearance within tree driplines.	Hand-tools will be used to clear brush within tree driplines.	Continuous during grading and construction.	Verification by City Landscape Consultant. Date Approved: _____
25. Where possible, irrigation devices shall be installed outside oak driplines. Irrigation will not wet areas within oak driplines.	Irrigation devices shall be installed outside oak driplines. Irrigation will not wet areas within oak driplines.	Continuous during grading and construction.	Verification by City Oak Tree Consultant. Date Approved: _____
26. Unavoidable surface runoff must flow away from remaining trees, or be collected outside the dripline by a swale or other means. Water shall not pond or collect within any oak dripline.	Unavoidable surface runoff will be diverted from trees, or collected outside the dripline by a swale or other means	Continuous during grading and construction.	Verification by City Oak Tree Consultant. Date Approved: _____

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Mitigation Measure	Monitoring Actions		
<p><i>Post Construction Conditions</i></p> <p>27. Upon completing construction, the contractor shall be responsible for restoring any haul roads, access roads, staging areas, or graded areas outside approved grading limits. Restoration shall occur in consultation with the City's biological monitoring specialist.</p>	<p>The contractor will restore any haul roads, access roads, staging areas, or graded areas outside approved grading limits.</p>	<p>One time activity prior to occupancy of office units.</p>	<p>Verification by Director of Community Development or monitoring specialist. Date Approved: _____</p>
<p>28. Following construction, the construction contractor will collect all trash and debris within open space areas, and dispose of it off-site in a legal manner.</p>	<p>Construction contractor will collect and dispose of all trash within open-space areas.</p>	<p>One time activity prior to occupancy of office units.</p>	<p>Verification by Community Development Director. Date Approved: _____</p>
<p>29. The construction contractor will remove temporary fencing following grading and construction activities.</p>	<p>The construction contractor will remove temporary fencing following grading and construction activities.</p>	<p>One time activity prior to occupancy of office units.</p>	<p>Verification by Community Development Director. Date Approved: _____</p>
<p>30. The biological inspector shall determine if the contractor must remove any erosion control devices such as silt fencing, sandbags, or hay/straw bales, installed to protect open space areas during construction.</p>	<p>The biological inspector shall determine if the contractor must remove any erosion control devices.</p>	<p>One time activity prior to occupancy of office units.</p>	<p>Verification by Community Development Director. Date Approved: _____</p>

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<p><i>Air Quality Mitigation Plan</i></p> <p>31. The Construction Supervisor shall require all development contractors to keep on-site project records demonstrating that equipment engines are in good condition. Proper tuning according to manufacturer specifications is required to prevent excessive emissions. These records shall be available for City review during grading and construction inspections.</p>	<p>The Construction Supervisor will require development contractors to keep records demonstrating proper engine maintenance and running conditions.</p>	<p>Prior to issuance of grading permits and continuous during construction.</p>	<p>Verification by City Engineer. Date Approved: _____</p>
<p>32. The Construction Supervisor shall prepare and submit a dust control plan at the time that grading permits are requested for review and approval by the City.</p>	<p>The Construction Supervisor shall prepare and submit a dust control plan.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by City Engineer and Director of Community Development. Date Approved: _____</p>

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<p>33. All active construction site areas shall be watered sufficiently at least twice daily to minimize fugitive dust generation. Other recommended dust and particulate control measures include:</p> <ul style="list-style-type: none"> <li>▪ Replacing ground cover or applying APCD-approved chemical soil stabilizers according to manufacturer's specifications to all inactive portions of the construction site (previously graded areas inactive for four days or more).</li> <li>▪ Apply water twice daily, or chemical stabilizers according to manufacturers' specifications, to all unpaved parking and staging areas, and unpaved road surfaces.</li> <li>▪ Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. The developer may contact the APCD meteorologist for current information about average wind speeds.</li> <li>▪ Water sufficiently or cover securely all material transported off-site, and all fill material transported on-site.</li> <li>▪ Inform all workers involved in project site grading operations to wear face masks during dry periods to reduce dust inhalation – a source of respiratory tract irritation and possible health risk.</li> <li>▪ Post signs limiting traffic speeds to 15 mph or less on all unpaved roads.</li> </ul>	<p>The project applicant will follow the <i>Dust Control Plan</i> as outlined in the Project Description as well as the 6 additional measures outlined in #34.</p>	<p>Continuous during all portions of grading and through to completion of construction.</p>	<p>Verification by City Engineer.  Date Approved: _____</p>

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<p><i>Geologic and Seismic Hazard Design Mitigation Planning</i></p> <p>34. All project structures must comply with current seismic safety requirements, including the Uniform Building Code (UBC) and City requirements. The seismic potential of the San Andreas, Oak Ridge and Santa Rosa faults shall determine specific building requirements.</p>	<p>The project applicant will comply with City and UBC requirements.</p>	<p>Prior to issuance of building permits</p>	<p>Verification by the City Engineer. Date Approved: _____</p>
<p>35. All alluvial materials within the development area shall be removed and re-compacted prior to overlying fill materials. Removal shall occur in accordance with the soils and geology study recommendations.</p>	<p>An engineering geologist shall be on-site during the grading operation to identify alluvial materials exposed during grading. Alluvial materials will be removed and re-compacted as necessary.</p>	<p>During grading prior to any "fill" operations.</p>	<p>Verification by the City Engineer. Date Approved: _____</p>
<p>36. Landslide materials within the development area shall be removed and/or buttressed in accordance with the soils and geology study recommendations.</p>	<p>An engineering geologist shall be on-site during the grading operation to identify landslide materials exposed during grading. Landslide Materials will be removed and/or buttressed.</p>	<p>Continuous during grading operations.</p>	<p>Verification by the City Engineer. Date Approved: _____</p>
<p>37. All cut slopes shall be inspected during grading to ensure exposure of stable geologic conditions. Standard stabilization measures, such as buttresses or stabilization fill, shall be used wherever potential instabilities occur.</p>	<p>An engineering geologist shall be on-site during the grading operation to ensure exposure of stable geologic conditions</p>	<p>Continuous during grading operations.</p>	<p>Verification by the City Engineer. Date Approved: _____</p>

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<p>38. Prior to the issuance of any grading permits, a stormwater pollution prevention plan (SWPPP) shall be completed to the satisfaction of the Regional Water Quality Control Board - Los Angeles Region and the City of Agoura Hills. The SWPPP shall include measures to prevent erosion and contain hazardous materials spills. Specific elements of the SWPPP may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Installing sand bags at existing and proposed storm drain inlets;</li> <li>▪ Limiting the number of separate staging, construction and storage areas (including vehicle) to minimize ongoing disruptions and simplify contaminant collection and disposal;</li> <li>▪ Identifying fuel storage areas; and</li> <li>▪ Erecting barriers around vehicle, equipment and fuel storage areas to prevent trespassing.</li> </ul>	<p>The Regional Water Quality Control Board - Los Angeles Region and the City of Agoura Hills shall approve a stormwater pollution prevention plan (SWPPP) for the project.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by the City Engineer. Date Approved: _____</p>
<p><i>Fire Safety and Fuel Modification Plan</i></p> <p>39. Heavy-duty equipment shall be equipped with spark arrestors and at least two fire extinguishers during all grading and site clearance activities.</p>	<p>Earth moving and clearing equipment shall be equipped with spark arrestors and at least two fire extinguishers.</p>	<p>Continuous during clearing and grading operations.</p>	<p>Verification by City Fire Department and Developers Contract Manager, Date Approved: _____</p>
<p>40. All vegetation clearance shall be coordinated with the Los Angeles County Fire Protection District.</p>	<p>The contractor will coordinate vegetation clearance with the Los Angeles County Fire Protection District.</p>	<p>Continuous during clearing and grading operations.</p>	<p>Verification by City Fire Department and Developers Contract Manager, Date Approved: _____</p>

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41. All equipment and material staging activities shall also be coordinated with the District.	All equipment and material staging activities shall be coordinated with the County Fire Prevention Division.	Continuous during clearing and grading operations.	Verification by City Engineer and Director of Community Development.  Date Approved: _____
42. Fire-prone construction activities shall be prohibited during "Santa Ana" wind conditions.	Fire-prone construction activities are prohibited during "Santa Ana" wind conditions.	During all "Santa Ana" wind conditions.	Verification by City Fire Department.  Date Approved: _____
43. Vegetation management requirements shall be clearly defined, emphasizing retaining along the portion of Agoura Road west of Reyes Adobe Road in as natural a state as safety and fire regulations permit. Fuel modification zones shall appear as transition areas between the built environment and natural open space. Irrigation will occur outside established wet zones only when required for plant materials within the zones.	The vegetation management requirements of the Fire Hazard Reduction Program shall be clearly defined.	Prior to recordation of Final Map.	Verification by Community Development and County Fire Prevention District.  Date Approved: _____
44. Fire hydrants shall be installed and in service prior to construction of combustible structures.	Fire hydrants shall be installed and in-service prior to combustible construction.	Prior to recordation of the Final Map.	Verification by Fire Prevention Bureau and City Engineer.  Date Approved: _____

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<p>45. All structures adjacent to open space areas around the development area perimeter shall be designed with at least a one hour fire-resistance rating. To meet hazardous fire area building code requirements, these structures shall incorporate fire retarding features such as boxed-in eaves, reduced overhangs, double paned windows, convection resistant roof design, non-combustible roofing material, and related design features.</p>	<p>All structures adjacent to open space around the perimeter of the project shall be designed to satisfy at least a one-hour fire-resistant rating.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Community Development and County Fire Prevention District. Date Approved: _____</p>
<p>46. All construction equipment and tools shall be secured properly during non-working hours.</p>	<p>All construction equipment and tools shall be secured properly during non-working hours.</p>	<p>Continuous.</p>	<p>Verification Director of Community Development. Date Approved: _____</p>
<p>47. Licensed security service shall be provided during non-working hours during the construction phases.</p>	<p>A licensed security service shall be retained to monitor the site during non-working hours.</p>	<p>Prior to issuance of a building permit.</p>	<p>Verification Director of Community Development. Date Approved: _____</p>



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<p><b>Geologic and Seismic Hazards</b></p> <p>1. Prior to issuance of a building permit, initiation of rough grading, or issuance of any subsequent development permits, the applicant or subsequent developers shall quantify the engineering properties of the on-site soil materials, and assess the potential for weak soils or bedding layers which may affect cut and/or natural slopes to be remediated, resulting in acceptable slope stability factors of safety approved by the City's consulting Geotechnical engineers. This geotechnical study shall, as deemed necessary by the City Engineer and consulting City geologist and geotechnical engineer, further assess slopes within or adjacent to the proposed commercial development areas. The findings and recommendations of the geotechnical assessment shall be incorporated into the final design for the project.</p>	<p><b>Monitoring Actions</b></p> <p>The applicant or subsequent developers shall contract with an engineering geologist and geotechnical engineer to quantify the engineering properties of the on-site soil materials, to assess the potential for weak soils or bedding layers which may affect cut and/or natural slopes, and to verify that grading planned within landslide areas will be remediated to result in an increase in landslide stability consistent with factors of safety approved by the City's consulting Geotechnical engineer prior to issuance of grading permit.</p>
	<p>Prior to issuance of a grading permit.</p>
	<p>Verification by City Engineer Date Approved: _____</p>

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<p>2. Unless subsequent geotechnical studies direct otherwise, all soil materials not suitable for foundation support shall be removed and recompacted during grading. All cut and fill slopes, foundations and structures, shall be designed and constructed to comply with Chapter 33 of the Uniform Building Code (UBC) and applicable City and/or County Grading Ordinances. Modifications to these standards shall be permitted only with the written concurrence of the City Engineer and the City's consulting geologist.</p>	<p>Landslides shall be removed and recompacted during grading.</p>	<p>Continuous during grading operation.</p>	<p>Verification by City Engineer Date Approved: _____</p>
<p>3. A final site-grading plan shall be submitted for review and acceptance by the City Engineer. The grading plan shall be accompanied by a Soils and Geotechnical Report prepared in accordance with the Guidelines for Geotechnical and Geological Reports in the City of Agoura and signed by a California Registered Civil Engineer and/or a California Registered Geotechnical Engineer. All remedial work and slope restoration shall be completed consistent with the approved report unless modifications are permitted in writing by the City Engineer.</p>	<p>A final site-grading plan and Soils and Geotechnical Report shall be submitted for review and acceptance by the City Engineer. Remedial work and slope restoration shall be completed consistent with the approved report.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by City Engineer and Director of Community Development Date Approved: _____</p>

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<p>4. The applicant shall demonstrate that all geologic hazards associated with the development of this property have been acceptably eliminated or mitigated. Prior to issuance of a grading permit, the City's reviewing geologist shall be required to certify and accept that all hazards have either been eliminated or can be remediated. The applicant's geologist may delineate restricted use areas and dedicated to the City the right to prohibit residential buildings or other structures within these areas.</p>	<p>The City's reviewing geologist shall be required to certify and accept that all hazards have either been eliminated or can be remediated.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by City Engineer and City Geologic Consultant. Date Approved: _____</p>
<p>5. The applicant shall comply with all requirements of the City Building Code unless modifications are approved by the City Building Official or City Building and Safety Board of Appeals.</p>	<p>The applicant shall comply with all requirements of the City Building Code.</p>	<p>Prior to issuance of a building permit.</p>	<p>Verification by City Building and Safety Department. Date Approved: _____</p>

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<p>6. Prior to the initiation of rough grading, or issuance of any subsequent development permits, the applicant or subsequent developers shall contract with an engineering geologist to prepare grading recommendations, foundation design criteria, and other recommendations regarding detailed project design. As a component of required subsequent geologic studies, a soils engineer shall evaluate the condition of alluvium and unconsolidated soils. Relatively loose soils or alluvium shall be densified or removed and recompacted prior to placement of structures upon such soils. Other mitigation measures shall be incorporated into the final project design as required by the geological assessment. All geological recommendations shall be reviewed and approved by the City Engineer and the City's consulting geologist.</p>	<p>The applicant or subsequent developers shall contract with an engineering geologist and geotechnical engineer to quantify the engineering properties of the on-site soil materials and to evaluate the condition of alluvium and unconsolidated soils. Relatively loose soils or alluvium shall be densified or removed and recompacted prior to building.</p>	<p>Prior to issuance of grading permits.</p>
<p>7. For any grading operations that may occur during the period between October 1 and April 15, the applicant shall submit an erosion control plan for review and acceptance by the City Engineer. Since it is likely this implementation of this project will extend through October of 2003, such an erosion control plan shall be required prior to the initiation of slope repair.</p>	<p>The applicant shall submit to the City Engineer for review and approval, an erosion control plan.</p>	<p>Prior to issuance of grading permits.</p>
		<p>Verification by City Engineer, and City Geologic Consultant.  Date Approved: _____</p>
		<p>Verification by City Engineer  Date Approved: _____</p>

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<p>8. For any grading activities outside the project boundaries, the applicant shall obtain offsite property owner permission. Evidence of such permission shall be provided to the City prior to issuance of grading permits.</p>	<p>The applicant shall obtain offsite property owner permission for any grading activities outside the project boundaries.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by City Engineer Date Approved: _____</p>
<p>9. The grading plan shall address all modifications to the stormwater conveyance and detention facilities in the project boundary (or immediate vicinity) that may need to be redesigned or reconfigured. As-built drawings of final drainage and conveyance facilities shall be provided to the City together with required computations demonstrating that the configuration of the drainage facilities will not impact downstream locations and capacity.</p>	<p>The City Engineer will review and approve all modifications to stormwater conveyance and detention facilities in the project boundary and immediate vicinity.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by City Engineer Date Approved: _____</p>

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Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project		
Mitigation Measure	Monitoring Actions	Verification and Frequency
<p>10. The probability of locating any significant geologic fossil remains is remote. However, if significant paleontological features are located during project construction, the applicant shall cease all construction operations until a qualified paleontologist can properly assess the significance of the deposit and recover the exposed fossil material. If significant deposits are located on site, the applicant will be required to prepare a paleontological monitoring plan which must be submitted to the Director of Community Development for review and approval prior to the commencement of grading activities. The development and implementation of this program shall include consultations with the applicant's engineering geologist. The monitoring and data recovery should include periodic inspections of excavations to recover exposed fossil materials. The cost of this data recovery shall be limited to the discovery of a reasonable sample of available material. The interpretation of reasonableness shall rest with the Director of Community Development.</p>	<p>A paleontological mitigation plan outlining procedures for paleontological data recovery shall be prepared and submitted to the Director of Community Development for review and approval.</p>	<p>Prior to issuance of a grading permits.</p>
		<p>Verification by Community Development Director.  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p><b>Air Quality</b></p> <p>1. The project applicant has agreed to incorporate an Air Emissions Mitigation Plan into the Project Description. The mitigation measures in this Plan are presented in the Project Description (Chapter 4); these measures will offset the air quality effects of the project to a considerable degree. However, since ROC and NO<sub>x</sub> emissions would exceed 75 and 100 pounds per day respectively during project construction, the following construction mitigation measures are required. These measures will offset project construction air quality effects only slightly, however, from 319.78 lbs./day to 315.30 lbs./day.</p> <ul style="list-style-type: none"> <li>▪ Equipment not in use for more than ten minutes should be turned off.</li> <li>▪ All diesel engines used in construction equipment should use high-pressure injectors.</li> <li>▪ All diesel engines used in construction equipment should use reformulated diesel fuel.</li> <li>▪ When feasible, electricity from power poles on the site shall be utilized rather than temporary diesel or gasoline generators.</li> </ul>	<p>The project applicant will develop an Air Emissions Mitigation Plan and observe the 12 additional measures outlined in #1.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by City Engineer and Director of Community Development.  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency
<ul style="list-style-type: none"> <li>▪ 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 equipment).</li> <li>▪ Construction grading should be discontinued on days forecasted for first stage ozone alerts (concentration of 0.20 ppm) as indicated at the South Coast Air Quality Management District air quality monitoring station closest to the City of Agoura Hills. Grading and excavation operations should not resume until the first stage smog alert expires.</li> <li>▪ All clearing and grading activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.</li> <li>▪ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.</li> <li>▪ All active portions of the site shall be either periodically watered or treated with environmentally safe dust suppressants to prevent excessive amounts of dust.</li> </ul>	<p>The project applicant will develop an Air Emissions Mitigation Plan and observe the 12 additional measures outlined in #1.</p>	<p>Prior to issuance of grading permits.</p>
		<p>Verification by City Engineer and Director of Community Development.  Date Approved: _____</p>



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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<ul style="list-style-type: none"> <li>▪ Facilities shall be constructed and operated in accordance with the Rules and Regulations of the South Coast Air Quality Management District.</li> <li>▪ Large scale construction vehicles and trucks exiting the project site during the mass grading period shall be required to have tire wash-downs to minimize the dispersion of dust onto local streets.</li> <li>▪ Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD rule 113-Architectural Coatings.</li> </ul>	<p>The project applicant will develop an Air Emissions Mitigation Plan and observe the 12 additional measures outlined in #1.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by City Engineer and Director of Community Development.  Date Approved: _____</p>
<p>2. Where feasible, the project shall incorporate the use of all-electric landscape maintenance equipment is required for commercial landscaping maintenance operations at the project site.</p>	<p>The use of all-electric landscape maintenance equipment is required.</p>	<p>Prior to issuance of Certificate of Occupancy</p>	<p>City Arborist and Public Works Inspector</p>
<p>3. On-site 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 on-site structures.</p>	<p>On-site structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations</p>	<p>Prior to issuance of building permits.</p>	<p>City Building and Safety Department during plan check phase.  Date Approved: _____</p>

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<p>4. A minimum of 0.5% of the parking spaces shall be pre-wired and reserved for future electric vehicle (EV) use. The applicant shall consult with SCAQMD staff as to the arrangement and type of EV equipment to be installed, prior to issuance of building permits.</p>	<p>0.5% of the parking spaces shall be pre-wired and reserved for future electric vehicle (EV) use.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by City Engineer. Date Approved: _____</p>
<p>5. Shade trees shall be planted to shade on-site structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning. The landscape plan shall be submitted to the SCAQMD for review and comment. The City's ARP shall review project landscaping plans for consistency with this mitigation measure.</p>	<p>The applicant shall submit a landscape plan for review by the City Arborist.</p>	<p>Prior to issuance of building permits.</p>	<p>SCAQMD, Director of Community Development, and City Landscape Consultant. Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p><b>Drainage, Hydrology, and Surface Water Quality</b></p> <p>1. A Drainage and Flood Control Improvement Plan shall be prepared which identifies all required drainage and flood control improvements necessary to implement the proposed project. This plan shall be prepared in consultation with the City Engineer and the Los Angeles County Flood Control District to facilitate required interagency coordination. The plan shall identify all major improvements and typical drainage facilities for the project. The capacity, location, and size of all culverts, collection devices, energy dissipaters, and related improvements shall be designed to the satisfaction of the City Engineer and Los Angeles County Flood Control District. All necessary permits required to implement the Improvement Plan shall be obtained from the County Flood Control District prior to City issuance of a permit for mass grading. No mass-grading permit shall be issued until the Drainage Plan is completed and approved. The Drainage Plan shall identify improvements that must be completed coincident with the initiation of mass grading. All improvements shall be constructed consistent with approved plans.</p>	<p>The applicant shall submit to the City Engineer for review and approval, a Drainage and Flood Control Improvement Plan.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by Community Development Director and City Engineer.  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>2. Sediment yields in the watersheds within the project boundary shall be computed for pre-development and post-development conditions in accord with methods approved by the Los Angeles County Flood Control District. These estimates of sediment yield shall be completed prior to initiating final design of the on-site drainage and flood control facilities.</p>	<p>The City Engineer will review and approve an Erosion and Sediment Control Plan.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by the City Engineer Date Approved: _____</p>
<p>3. The applicant shall prepare an Erosion and Sediment Control Plan to address construction impacts and long-term operational effects on downstream environments and watersheds. This plan shall be prepared by a qualified Civil Engineer. Proposed management efforts shall include (but not be limited to) provisions for the use of vegetative filtering, preparation of detailed erosion control plans, appropriate use of temporary debris basins, silt fences, sediment traps and other erosion control practices. The proposed plan shall also address all relevant NPDES requirements and recommendations for the use of best available technology. The erosion control plan shall be reviewed and approved by the City Engineer prior to issuance of grading permits.</p>	<p>The applicant or subsequent developers shall prepare an Erosion and Sediment Control Plan for review and approval by the City Engineer.</p>	<p>Prior to issuance of grading permits.</p>	<p>Verification by City Engineer. Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency
<p>4. An Erosion and Sediment Control Plan shall be prepared by the applicant and approved by the City Engineer prior to issuance of a grading permit for the project. Sedimentation basins and devices for controlling storm water flows and reducing erosion shall be constructed by the applicant or subsequent developers as required by the City and the County Flood Control District. Provisions for the construction of the sedimentation basins and erosion control devices shall be incorporated into the project Erosion and Sediment Control Plan.</p>	<p>The City Engineer and City and County Flood Control shall review and approve, an Erosion and Sediment Control Plan.</p>	<p>Prior to issuance of grading permits.</p>
		<p>Verification by County Flood Control and City Engineer.  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>5. Temporary erosion control measures shall be used during the construction process to minimize water quality effects. Specific measures to be applied shall be identified in the project Erosion and Sediment Control Plan. The following water quality assurance techniques shall be included as necessary:</p> <ul style="list-style-type: none"> <li>▪ Minimize removal of existing vegetation.</li> <li>▪ Provide temporary soil cover, such as hydro seeding, mulch/binder and erosion control blankets, to protect exposed soil from wind and rain.</li> <li>▪ Incorporate silt fencing, berms, and dikes to protect storm drain inlets and drainage courses.</li> <li>▪ Rough grade contours to reduce flow concentrations and velocities.</li> <li>▪ Divert runoff from graded areas, using straw bale, earth, and sandbag dikes.</li> <li>▪ Phase grading to minimize soil exposure during the October through April storm period.</li> <li>▪ Install sediment traps or basins.</li> <li>▪ Maintain and monitor erosion/sediment controls.</li> </ul>	<p>Temporary erosion control measures shall be used during the construction process to minimize water quality effects. Specific measures to be identified in the project Erosion and Sediment Control Plan.</p>	<p>Continuous- during all portions of the grading program and continuing until final erosion control devices have been constructed to the approval of the City Engineer.</p>	<p>Verification by the City Engineer  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency
<p>6. To minimize the water quality effects of permanent erosion sources, the following design features shall be incorporated into the project grading plan to the degree determined necessary by the project civil engineer. The City Engineer shall review and approve the grading plan to verify compliance with water quality enhancement features including:</p> <ul style="list-style-type: none"> <li>▪ drainage swales, subsurface drains, slope drains, storm drain inlet/outlet protection, and sediment traps;</li> <li>▪ check dams to reduce flow velocities;</li> <li>▪ permanent vegetation, including grass-lined swales;</li> <li>▪ design of drainage courses and storm drain outlets to reduce scour.</li> </ul>	<p>The applicant shall construct permanent erosion control devices to reduce impacts to water quality.</p>	<p>Prior to issuance of building permits.</p>
		<p>Verification by the City Engineer Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>7. The applicant shall prepare and submit to the City for review and approval an Urban Runoff Management Plan to address water quality impacts of the project. The management regime recommended in this Plan shall be the governing document for the long-term maintenance of water quality features included in the project (e.g., first flush basins and other facilities). The City shall periodically monitor adherence to the plans and management guidelines contained in the Plan. The Plan should require periodic analysis of the nutrients in the reclaimed water and the nutrient and moisture requirements of the grass and other landscaping within any turf areas in excess of two acres.</p>	<p>The applicant shall submit to the City Engineer for review and approval an Urban Runoff Management Plan to address water quality impacts of the project.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by the City Engineer Date Approved: _____</p>
<p>8. Runoff from developed areas should be diverted to detention basins, or underground oil and grease traps or other Best Management Practices, as determined by the City Engineer. These devices should be designed by a registered civil engineer as part of the drainage improvement plans for the project. The basins and traps would require periodic maintenance by the property owner, or other entities. Provisions shall be made by the applicant to provide for maintenance in perpetuity prior to occupancy.</p>	<p>Runoff from developed areas should be diverted to detention basins, or underground oil and grease traps or other Best Management Practices. These devices should be designed by a registered civil engineer as part of the drainage improvement plans for the project.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by the City Engineer Date Approved: _____</p>



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Mitigation Measure	Monitoring Actions	Verification and Frequency
<p>9. The urban runoff management plan prepared for the development shall establish maintenance schedules for earthmoving equipment and documentation of proper disposal of used oil and other lubricants. The applicant shall obtain all necessary NPDES related permits prior to City issuance of the initial grading permit for the project.</p>	<p>The applicant shall obtain all necessary NPDES related permits prior to City issuance of the initial grading permit for the project.</p>	<p>Priority to issuance of the initial grading permit.</p>
<p><b>Biological and Botanical Resources</b></p> <p>1. If necessary, the applicant shall be required to obtain all Clean Water Act 401 and 404 permits and clearances as administered by the Army Corps of Engineers and the Regional Water Quality Control Board/State Water Resource Board. These permits shall be obtained prior to initiating any grading or clear and grub activities not covered under the City's grading ordinance. All conditions of the permits and certifications from these agencies that are designed to minimize impacts to biological resources and all measures to mitigate for the loss of jurisdictional habitats shall be implemented. Implementation of mitigation designed to offset impacts to areas of federal jurisdiction shall be monitored by the relevant federal agencies and by the City.</p>	<p>Applicant shall obtain all necessary federal and state wetland permits.</p>	<p>Prior to issuance of a grading permit.</p>
		<p>Verification by the City Engineer Date Approved: _____</p>
		<p>Verification by City Environmental Analyst and Director of Community Development. Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>2. If necessary, a Streambed Alteration Agreement shall be executed with California Department of Fish and Game under provisions of Section 1603 of the California Fish and Game Code prior to issuance of grading permits. All conditions of this agreement designed to minimize impacts to biological resources and all measures to mitigate for the loss of jurisdictional habitats shall be implemented. Implementation of mitigation designed to offset impacts to areas of state jurisdiction shall be monitored by the Department of Fish and Game.</p>	<p>If necessary, the applicant shall obtain a Streambed Alteration Agreement (CDFG permit # 1603).</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by City Environmental Analyst and Director of Community Development.  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>3. Consistent with Corps and Fish and Game permit requirements, no earlier than 45 days and no sooner than 20 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 through August), the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found, a minimum 50-foot (this distance may be greater depending on the bird species and construction activity, as determined by the biologist) fence barrier shall be erected around the nest site and clearing and construction within the fenced area shall be postponed or halted, at the discretion of the 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 biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.</p>	<p>The applicant shall have a field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by City Environmental Analyst and Director of Community Development.  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>4. The removal of any riparian canopy within or immediately adjacent to the Agoura Road improvement corridor shall be replaced at a 10:1 mitigation ratio by planting replacement trees within the Medea Creek riparian corridor. The trees should be planted primarily within the upland areas, in upland areas within riparian corridors, and in other upland areas adjacent to the proposed project. Field research shall be conducted by a qualified biologist to determine whether soils, drainage, and compaction of the soil are suitable for survival of the species in all areas where restoration is planned. To ensure maximum survival rates, these replacement trees shall be limited to one-gallon specimens.</p>	<p>Review of conceptual grading to be completed by a qualified biologist specializing in riparian habitat re-vegetation.</p> <p>If needed, the areas proposed for native landscaping shall be composed of less compacted soils to ensure habitat regeneration.</p>	<p>One time activity prior to issuance of grading permit.</p>	<p>Verification by City Environmental Analyst and Director of Community Development.</p> <p>Date Approved: _____</p>

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<p>5. Based on the results of the final survey work, a habitat restoration plan shall be developed to ensure compensation for the loss of native habitats that will occur as a result of project and roadway development. The emphasis for this restoration plan should be on providing an enhanced riparian canopy along the Agoura Road corridor adjacent to the project consistent with requirements of the Department of Fish and Game and Army Corps of Engineers. The restoration plan shall also provide for slope remediation along the southern boundary of Agoura Road. The restoration shall be performed in accord with current best available restoration procedures and shall provide for the creation, restoration, and enhancement of native plant habitats. The applicant (or a designee) shall be responsible for maintaining the restoration areas for a period of three years or until the native grasses, riparian corridor, and perimeter plantings are successfully established.</p>	<p>The applicant shall submit for review and approval, a habitat restoration plan emphasizing an enhanced riparian canopy along the Agoura Road Corridor adjacent to the project.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by City Environmental Analyst and Director of Community Development.  Date Approved: _____</p>
<p>6. Native plants shall be used in the restoration of areas disturbed by the construction of the project. The City shall monitor the use of native plants through review and approval of all project landscape plans.</p>	<p>The City's landscape consultant shall review the project landscape plan for compliance with use of native plants for restoration of disturbed areas.</p>	<p>One time activity prior to issuance of building permit.</p>	<p>Verification by Director of Community Development and City Landscape Consultant  Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>7. An Oak Tree Permit shall be obtained from the City prior to removal of trees that meet the native oak and mature tree criteria within the City's oak tree ordinance. Permits for tree removal shall not be issued until (or unless) the project has been approved by the City. The loss of all trees shall be mitigated by replacement standards consistent with the City of Agoura Hills Oak Tree Preservation guidelines. Replacement oaks for the loss of individual oak trees shall be clustered in an attempt to replace coast live-valley oak woodland habitat lost. 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 on mesic north-facing slope locations and scrub oak in north-facing areas of shallow soil adjacent to Agoura Road.</p>	<p>The Planning Commission shall review and approve the requested Oak Tree Permit.</p>	<p>Prior to issuance of grading permit.</p>	<p>Verification by Director of Community Development and City Arborist</p> <p>Date Approved: _____</p>
<p>8. If required by the City Arborist the applicant shall submit a revised, final Oak Tree Report, including an Oak Tree Preservation Program, for review and approval by the City. This final report shall conform to the site plan boundaries, development intensity, and road improvement program ultimately adopted by the City Council for this project. The number of oak trees requiring removal and the number of trees that will be encroached upon by grading and project development shall be confirmed with the final grading plan. Retaining walls, tree wells, tree drainage requirements, and pruning will also be stated for the protection of trees as needed.</p>	<p>The Planning Commission shall review and approve a final Oak Tree Report, including an Oak Tree Preservation Program.</p>	<p>Prior to issuance of grading permit.</p>	<p>Verification by Director of Community Development and City Arborist</p> <p>Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>9. Prior to the issuance of grading permits, the locations of all individuals of Santa Monica Mountains dudleya within 50 ft. of grading shall be clearly marked with fence or flagging sufficient to protect these individuals from incidental loss.</p>	<p>Locations of all Santa Monica Mountains dudleya within 50 ft. of the grading area shall be clearly marked with fence or flagging.</p>	<p>Prior to issuance of grading permits</p>	<p>Verification by City's Environmental Analyst Date of Approval: _____</p>
<p>10. Prior to issuance of building permits, all locations of individuals of Santa Monica Mountains dudleya within 200 ft. of the proposed structures shall be shown on the required fuel modification plan to be prepared for the development, and appropriate measures for their long-term protection identified thereon.</p>	<p>All fuel modification plans shall not negatively impact on-site species of Santa Monica Mountains dudleya.</p>	<p>Prior to issuance of grading permits</p>	<p>Verification by the City's Environmental Analyst Date of Approval: _____</p>
<p><b>Noise</b></p>			
<p>1. No construction activities shall be permitted before 7:00 a.m. or after 8:00 p.m., Monday through Friday. Saturday construction would be permitted with more restrictive hours if complaints from adjacent neighborhoods occur. Construction shall not be permitted on Sunday or on holidays.</p>	<p>Construction is not allowed before 7:00 a.m. or after 8:00 p.m., Monday through Friday.</p>	<p>Continuous construction during project</p>	<p>Verification by City Building and Safety Department. Date of Approval: _____</p>
<p>2. Stationary noise sources that exceed 70 dBA of continuous noise generation (at 50 feet) shall be shielded with temporary barriers if existing residences are within 350 feet of the noise source.</p>	<p>Noise sources exceeding 70 dBA shall be shielded with temporary barriers or existing residences.</p>	<p>Continuous construction during project</p>	<p>Verification by City Building and Safety Department. Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
3. Designated parking areas for construction worker vehicles and for materials storage and assembly shall be provided. These areas shall be set back as far as possible from or otherwise shielded from the surrounding developments.	Adequate vehicle parking shall be provided with appropriate setbacks.	Continuous construction during project construction.	Verification by City Building and Safety Department. Date Approved: _____
4. Immediately surrounding property owners shall be notified in writing of construction schedules involving major grading.	Property owners shall receive proper notification regarding grading operations.	Prior to initiation of grading.	Verification by Director of Community Development. Date Approved: _____
5. A construction effects mitigation program shall be prepared and submitted to the City prior to occupancy of the first commercial building. This program shall protect, to the degree feasible, new tenants from the impacts of sustained commercial construction activities.	The applicant shall prepare a construction effects mitigation program prior to occupancy of the commercial building.	Prior to occupancy of first commercial building.	Verification by Director of Community Development. Date Approved: _____



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Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p><b>Growth Inducements</b></p> <p>1. The potable water, reclaimed water, and wastewater disposal facilities and conveyance lines required for the project should be designed to accommodate, to the extent possible, the proposed development together with the limited development permitted under the existing General Plan and Ladyface Specific Plan for lands along the conveyance lines. Building permits shall not be issued until this computation is provided and verified by service providers. Oversizing of lines by providers (beyond General Plan buildout) should not be permitted by the City. All facilities shall be designed to accommodate peak rather than average demand.</p>	<p>The potable water, reclaimed water, and wastewater disposal facilities and conveyance lines required for the project shall be designed to accommodate, the proposed commercial office buildings together with the limited development permitted under the existing General Plan for lands along the conveyance lines.</p>	<p>Prior to issuance of Zoning Clearance for the first building permit.</p>	<p>Verification by Community Development Department, Building and Safety Department, and Servicing Utility Agencies.</p> <p>Date Approved: _____</p>

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Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project			
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p><b>Traffic and Transportation</b></p> <p><b>Required Improvements – Direct Project Mitigation</b></p> <p>1. The following roadway improvement is necessary to mitigate project traffic impacts at the Agoura Road and Reyes Adobe intersection:</p> <p><u>Agoura Road and Reyes Adobe Road Intersection</u> – The south side of Agoura Road requires widening west of Reyes Adobe Road, providing dual left-turn lanes eastbound on Agoura Road (north onto Reyes Adobe Road).</p>	<p>The applicant has agreed to fund the full cost of required widening improvements to Agoura Road west of the Reyes Adobe intersection.</p>	<p>Prior to issuance of a building permit.</p>	<p>Verification by City Engineer.</p> <p>Date Approved: _____</p>

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Mitigation Measure	Monitoring Actions	Verification and Frequency
<p><b>Required Improvements - Contribution to Regional Transportation Improvements</b></p> <p>The Corporate Point office development would contribute a fair share amount to implement planned roadway improvement measures at the following intersections. Taken together, these measures constitute a regional improvement to the existing Reyes Adobe Road U.S. 101 Freeway over-crossing. This work would also include widening associated bridge and approach roadways to increase capacity to meet anticipated demand. The costs of the required roadway improvements shall be deducted from the fair share contributions (TIF payment). The improvements include:</p> <ul style="list-style-type: none"> <li>• <u>Reyes Adobe Road and 101 Freeway Southbound Ramps</u>. Widen the south side of the 101 Freeway Southbound Off-Ramp west of Reyes Adobe Road to provide one exclusive left-turn lane, one shared through/right-turn lane, and one right-turn only lane southbound (eastbound).</li> </ul>	<p>The applicant shall be required to provide a pro-rata contribution to supplement the costs of traffic improvement implementation.</p>	<p>One time activity prior to issuance of building permit.</p>
		<p>Verification by City Engineer. Date Approved: _____</p>

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Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project		Verification and Frequency		Compliance Agent	
Mitigation Measure		Monitoring Actions		Compliance Agent	
<p>(Continued)</p> <ul style="list-style-type: none"> <li><u>Reyes Adobe Freeway Overcrossing</u>. Widen the east side of the Reyes Adobe Road bridge over the 101 Freeway by 17 feet to provide one southbound lane (of 14 feet), two northbound lanes (11 feet and 14 feet), and a 10-foot left-turn lane. Widen the east side of Reyes Adobe Road at the 101 Freeway Southbound On-Ramp by 14 feet to provide two northbound lanes and one exclusive right-turn lane. Widen the east side of Reyes Adobe Road between the 101 Freeway Northbound Ramps and Canwood Street by 8-feet to provide two northbound lanes.</li> </ul>	<p>The applicant shall be required to provide a pro-rata contribution to supplement the costs of traffic improvement implementation.</p>	<p>One time activity prior to issuance of building permit.</p>	<p>Verification by City Engineer. Date Approved: _____</p>		
<p>(2) The proximity of the Renaissance driveway and the proposed office development access through the Reyes Adobe/Agoura Road intersection could cause traffic conflicts, especially for vehicles exiting left from the Renaissance driveway. The City Engineer recommends exploring a connection between the new office development and the existing Renaissance driveway in place of the new office project driveway. If project developers can overcome certain topographic and environmental challenges, a single driveway connecting the two developments could improve traffic safety and circulation.</p>	<p>The applicant shall investigate the alternative driveway recommended by the City Engineer.</p>	<p>One time activity prior to issuance of building permit.</p>	<p>Verification by City Engineer. Date Approved: _____</p>		

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project	
Mitigation Measure	Monitoring Actions
Public Services and Utilities	Verification and Frequency
<p>1. All interior water fixtures shall be equipped with water conserving fixtures, including low flow faucets and ultra low flow toilets, as required by Las Virgenes Municipal Water District standards.</p>	<p>Conceptual plan to be approved by City Public Works Department. Final Review of fixture design and type will be approved by Las Virgenes Water District prior to issuance of building permits.</p> <p>One time activity prior to issuance of building permits.</p> <p>Verification by Las Virgenes Municipal Water District and City Public Works Department. Date Approved: _____</p>
<p>2. All irrigated landscaping shall be maintained with recycled water.</p>	<p>Landscape plan shall utilize reclaimed water and other conservation measure where feasible. Feasibility to be determined by Las Virgenes Municipal Water District.</p> <p>One time activity prior to issuance of building permits.</p> <p>Verification by Las Virgenes Municipal Water District and City Public Works Department. Date Approved: _____</p>
<p>3. Landscaping shall be heavily mulched and planted with drought tolerant vegetation.</p>	<p>Landscape plan shall utilize drought tolerant vegetation and be heavily mulched.</p> <p>One time activity prior to issuance of building permits.</p> <p>Verification by Director of Community Planning and City Landscape Consultant. Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

## Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project

### Mitigation Measure

Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>4. Dual plumbing shall be installed in all buildings to accommodate the use of recycled water for non-potable interior uses, if feasible.</p>	<p>Feasibility of dual plumbing to accommodate the use of recycled water for non-potable interior uses to be determined by Las Virgenes Municipal Water District.</p>	<p>One time activity prior to issuance of building permits.</p>	<p>Verification by Las Virgenes Municipal Water District and City Public Works Department.  Date Approved: _____</p>
<p>5. Prior to issuance of building permits for either the residential or recreational components of the project, all legally mandated school impact fees applicable at the time of Final Map Recordation shall be paid to the Las Virgenes Unified School District.</p>	<p>Payment of all legally mandated school impact fees applicable at the time of Final Map Recordation to the Las Virgenes Unified School District.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development.  Date Approved: _____</p>
<p>6. Prior to issuance of building permits for the commercial project, the L.A. County Sheriffs Department shall review development plans for the incorporation of defensible space concepts to reduce demands on police services. To the degree feasible, public safety planning recommendations shall be incorporated into project plans. The applicant shall prepare a list of project features and design components that demonstrate responsiveness to defensible space design concepts. The City Community Development Director shall be responsible for review and approval of all defensible space design features incorporated into the project. This review shall occur prior to initiation of the plan check process for the proposed commercial office buildings.</p>	<p>The L.A. County Sheriffs Department shall review development plans for the incorporation of defensible space concepts to reduce demands on police services.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by the L.A. County Sheriffs Department and Director of Community Development.  Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project			
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>7. Prior to approval of the issuance of building permits for the proposed Corporate Point commercial office project and the required Agoura Road improvements, a Solid Waste Management Plan shall be prepared and submitted to the Community Development Director for review and approval. This plan, which shall include specific measures to reduce the amount of refuse generated by the proposed project, shall be developed in consultation with the L.A. County Solid Waste Management District and the City of Agoura Hills to meet waste reduction requirements established by the California Integrated Waste Management Act of 1989.</p>	<p>A Solid Waste Management Plan shall be prepared and submitted to the Community Development Director for review and approval.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development. Date Approved: _____</p>
<p>8. The Solid Waste Mitigation Plan shall require the integration of waste reduction and commercial hazardous waste management concepts into the project. The Plan will include measures on how to do commercial recycling, composting, and refuse reduction. Educational materials shall be provided to commercial tenants demonstrating refuse reduction and reuse techniques.</p>	<p>A Solid Waste Management Plan requiring integration of waste reduction and commercial hazardous waste management concepts shall be prepared and submitted to the Community Development Director for review and approval.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development. Date Approved: _____</p>
<p>9. The commercial structures shall include "built-in" recycling and trash separation areas.</p>	<p>The commercial structures shall include "built-in" recycling and trash separation areas.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development. Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project	
Mitigation Measure	Monitoring Actions
<p>10. Where feasible, the use of recycled building materials shall be included in the construction of both the commercial and public works components of the project.</p>	<p>The use of recycled building materials shall be included in the construction of both the commercial and public works components of the project.</p>
<p>11. A goal of 5% of the materials used in the construction of all buildings shall be post consumer recyclable material.</p>	<p>City Staff will review project design for consistency with 5% post consumer material goal.</p>
<p>12. The commercial structures shall include "built-in" recycling and trash separation areas.</p>	<p>"Built-in" recycling and trash separation areas shall be incorporated into the project design</p>
<p>13. The applicant shall allocate storage space for recycling containers throughout the project buildings as required by the City of Agoura Hills.</p>	<p>The Solid Waste Management Plan shall allocate storage space for recycling containers throughout the project buildings.</p>

Verification and Frequency	Compliance Agent
<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development. Date Approved: _____</p>
<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development. Date Approved: _____</p>
<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development. Date Approved: _____</p>
<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development. Date Approved: _____</p>



## Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project		Compliance Agent	
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>14. The applicant shall include mixed office paper, cardboard, scrap metal, newspaper, glass and plastic bottles, and metal cans (aluminum and steel) generated from project operations in a general facility recycling program, to be approved by the City.</p>	<p>The city will review the project's general recycling program.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development.  Date Approved: _____</p>
<p>15. To the extent feasible, the applicant shall utilize products made from recycled materials. This may include construction materials, office, food service, and janitorial supplies, carpeting, paint, re-refined lubrication oil, retreaded tires, tire stops in parking lots and plastic lumber park benches. If requested from the applicant, the City of Agoura Hills Solid Waste Management Division Coordinator can provide technical assistance in locating, obtaining, and using products made with recycled materials.</p>	<p>The applicant with assistance from the City's Solid Waste Management Division Coordinator, shall identify and utilize products made from recycled materials to the extent feasible.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development.  Date Approved: _____</p>
<p>16. The applicant shall display public education on waste prevention, recycling, used-oil recycling, re-refined oil, hazardous waste reduction and management, composting and buying recycled content products. The signage displaying informational material shall be constructed using recycled materials (e.g. plastic lumber) and shall be erected in locations with heavy pedestrian traffic.</p>	<p>The Solid Waste Management Plan shall incorporate measures to increase public awareness on recycling and waste reduction.</p>	<p>Prior to issuance of building permits.</p>	<p>Verification by Director of Community Development.  Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project		Verification and Frequency	Compliance Agent
Mitigation Measure	Monitoring Actions		
<p><b>Aesthetics and Visual Resources</b></p> <p>1. The entrance to the proposed project shall provide entry monumentation, appropriate landscaping at the entry point, and appropriate signage. An orderly and consistent tree-planting program shall be established for the entrance road to provide a landscaping pattern along the entranceway that will soften the impacts of the large parking field. The project frontage along Agoura Road shall also be planted so trees are spaced at equal intervals. Recommended tree plantings for the entry point and Agoura Road frontage shall include native tree specimens typically found within the Santa Monica Mountains. The use of xeriscape accent features (coastal sage scrub and other drought tolerant shrubs native to the Santa Monica Mountains) shall be encouraged in the entry design.</p>	<p>The entrance to the proposed project shall be designed to provide entry monumentation, appropriate landscaping and signage at the entry point.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by Director of Community Development.  Date Approved: _____</p>
<p>2. The final architectural design of the project shall provide substantial visual relief and landscaping to enhance the portion of the project viewable from the Ventura (101) Freeway and Agoura Road. The final architectural design and landscaping plan shall be reviewed and approved in concept by the City's Architectural Review Panel and the City Council prior to certification of the Final EIR.</p>	<p>The project shall be designed to provide substantial visual relief and landscaping to enhance the portion of the project viewable from the Ventura (101) Freeway and Agoura Road.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by Architectural Review Panel and the City Council.  Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project			
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>3. The proposed retaining wall located at the northern perimeter of the project shall be designed to enhance the views from the Ventura Freeway Corridor. Possible design features may include the planting of vegetation along the proposed retaining wall at the northern project boundary and/or the inclusion of a landscaped buffer in front of the wall. This landscaping plan shall include plants that provide effective screening and vertical wall coverage in order to enhance the visual character of the wall.</p>	<p>The City's Landscape Consultant will review and approve the design of the proposed retaining wall along the northern perimeter of the project.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by Director of Community Development and City's Landscape Consultant Date Approved: _____</p>
<p>4. Parking lot areas shall be landscaped using an orchard design. A minimum of one tree per space or 50 percent canopy coverage shall be required, with the trees planted at the rear of the parking space. In order to provide visual relief, glare reduction, and shade large canopy trees are recommended. The applicant must provide a minimum of 50% parking lot shading using trees native to the Santa Monica Mountains.</p>	<p>City's Landscape Consultant shall ensure that applicant's landscape plan include orchard type planting within proposed parking lots consistent with city's freeway corridor design guidelines.</p>	<p>One time activity prior to issuance of building permits.</p>	<p>Verification by Director of Community Development and City's Landscape Consultant Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project			
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p>5. Low intensity night lighting shall be required within the streetscape and at intersections. Lighting standards shall be rural in nature, low in profile, and shall be minimized along street corridors. More intensive lighting is appropriate at intersections east of the project boundary but this lighting shall be only sufficiently intensive to provide for vehicle and pedestrian safety. The project entrance lighting should emphasize low intensity landscape feature uplighting of accent landscaping plants. Standard approach lighting within the Agoura Road Corridor shall comply with Caltrans design standards.</p>	<p>Low intensity night lighting shall be required within the streetscape and at intersections.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Verification by the City Lighting Engineer. Date Approved: _____</p>
<p>6. All lighting fixtures in parking and loading areas shall be designed to reduce glare on-site. All lighting poles shall direct light downward and shall be shielded to prevent glare. Only non-glare lighting shall be permitted.</p>	<p>Lighting standards shall be designed to the specification of the Community Development Director.</p>	<p>One time activity prior to issuance of building permits.</p>	<p>Verification by the Director of Community Development. Date Approved: _____</p>
<p>7. All proposed circulation improvements shall be designed in accordance with City Landscape requirements. The final roadway configuration along the project frontage shall contain adequate landscaping and streetscape amenities consistent with the Agoura Hills Design Guidelines.</p>	<p>The design of the streetscape and landscaping for the project shall be reviewed and approved in concept by the Community Development Director prior to preparation of final landscape plans.</p>	<p>One time activity prior to preparation of final landscape plans.</p>	<p>Verification by the Director of Community Development. Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project			
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
8. Streetlights within the project area shall be pedestrian in scale, not to exceed a height of 20 feet, and shall be architecturally compatible with approved architectural elevations. Street lights, where included, should be primarily for pedestrian safety, and should not provide widespread illumination.	Lighting standards shall be designed to the specification of the Community Development Director.	One time activity prior to issuance of building permits.	City Department of Public Works. Date Approved _____
9. Wall mounted illuminated signs shall be restricted to metal channel-style letters that are backlit with lighting.	Lighting plan shall be developed to ensure that lighting intensity around the building is within city guidelines.	One time activity prior to issuance of building permits.	Verification by City Council and Director of Community Development. Date Approved _____
10. All design and placement of windows shall ensure low glare within the development. Paint used for the exterior facades shall be of low reflectivity. All metal surfaces should be brush-polished and not highly reflective.	The window design for the project shall be created to ensure low glare.	One time activity prior to issuance of building permits.	Verification by City Council and Director of Community Development. Date Approved _____

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project			
Mitigation Measure	Monitoring Actions	Verification and Frequency	Compliance Agent
<p><b>Cultural Resources</b></p> <p>1. A cultural resource monitoring program shall be instituted during the vegetation clearance and construction phases in the vicinity of Agoura Office Park No.1. The purpose of this monitoring program would be to ensure that clearance and construction activities will not impact Agoura Office Park No.1 and to identify any subsurface deposits in the vicinity that may be related to the historic structure which may be uncovered during access road construction. The monitoring shall be limited to the initial clearing, road staking, and road construction phases. If cultural deposits meeting the significance criteria defined in CEQA Guidelines are encountered, limited data recovery shall be conducted. The costs of this data recovery shall be limited as defined in CEQA Guidelines.</p>	<p>A cultural resource monitoring program shall be instituted during the initial vegetation clearance for the project.</p>	<p>Continuous during initial clearing of the project and subsequent phases of grading.</p>	<p>Verification of Compliance by City's Environmental Consultant. Date Approved: _____</p>
<p>2. Operation of this project shall be constrained in order to protect the site area of Agoura Office Park No. 1. The applicant shall prepare an agreement between the City of Agoura Hills which will provide for the location of the historical site remaining in its current condition for the duration of the project. To ensure that the site area will remain in its current condition, the area of the site shall be deed restricted or included in a conservation easement in favor of the City of Agoura Hills or other interested parties.</p>	<p>The identified on-site historical resource shall be preserved through deed restriction or other suitable means ensuring its long-term preservation.</p>	<p>One time activity prior to issuance of grading permits.</p>	<p>City's Archeological Consultant. Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project		
Mitigation Measure	Monitoring Actions	Verification and Frequency
<p>3. Phase III data recovery and further evaluation studies will be conducted at locations of subsurface deposits situated on the margin of scraped-down modern surface. The peripheral area is thought to contain redeposited archeological remains of archeological site CA-LAN-321. The purpose of these studies is to investigate the remains from the scraped-down portion of the site and undisturbed subsurface remains in areas that are currently covered in dense vegetation. In addition, the scope of the studies will include the testing of related deposits situated higher on the ridge because it is thought that these deposits will contribute information toward the understanding of CA-LAN-321. The scope of studies should include, but not necessarily be limited to these dimensions:</p> <ul style="list-style-type: none"> <li>• A description and analysis of site structure, including such features as hearths, cairns, pits, and their spatial relationships which may identify any additional cultural resource deposits;</li> <li>• Geomorphic, chemical, and pedological analysis of soils, including detailed descriptions of soil dynamics;</li> <li>• A detailed analysis of the organic components of the soil including seeds usually collected through column samples and separated by flotation and pollen;</li> </ul>	<p>Phase III data recovery shall be conducted prior to issuance of grading permits.</p>	<p>One time activity prior to the issuance of grading permits.</p>
		<p>City's Archeological Consultant. Date Approved: _____</p>

# Corporate Point Commercial Office Project in Agoura Hills

Chapter 18: Mitigation Monitoring Program – Corporate Point Commercial Office Project	
Mitigation Measure	Monitoring Actions
<p>Cultural Resources (Continued)</p> <ul style="list-style-type: none"> <li>• Lithic technological analysis and edge wear study to determine the artifacts uses; and,</li> <li>• Radiocarbon dating of recovered shell, charcoal, or bone if sample size is sufficient.</li> </ul>	<p>Phase III data recovery shall be conducted prior to issuance of grading permits.</p>
<p>4. Chumash representatives shall be actively involved in data recovery and construction monitoring phase of the project mitigation program. Participation shall include monitoring of archaeological investigations, construction monitoring, and data analysis.</p>	<p>Chumash representatives shall be involved in data recovery for CAL-LAN-321.</p>
<p>5. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires 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. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.</p>	<p>If human remains are unearthed, 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. Construction shall not be allowed to resume prior to the determination of necessary procedures for the preservation of historical/prehistoric remains</p>
	<p>One time activity prior to the issuance of grading permits.</p>
	<p>One time activity prior to issuance of construction phase. Continuous during grading and construction phase.</p>
	<p>Continuous during grading and construction phase.</p>
	<p>City's Archeological Consultant. Date Approved: _____</p>
	<p>Verification of Compliance by City's Environmental Consultant. Date Approved: _____</p>
	<p>City's Archeological Consultant and the County Coroner. Date Approved: _____</p>