

## MITIGATION MONITORING AND REPORTING PROGRAM

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

To implement this MMRP, the City of Agoura Hills will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Key:	PCD	City of Agoura Hills Planning and Community Development Department
	EA	City of Agoura Hills Environmental Analyst
	BD	City of Agoura Hills Building Department

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification	
					Initial	Date
<b>AIR QUALITY</b>						
<p><b>AQ-1</b> The applicant shall prepare a Construction Management Plan to control PM-10 emissions. At a minimum, the Plan shall include the following dust control measures:</p> <ul style="list-style-type: none"> <li>• The simultaneous disturbance site should be minimized as much as possible.</li> <li>• The proposed project shall comply with SCAQMD established requirements for construction activities to reduce fugitive dust and PM-10 emissions.</li> </ul> <p>A plan to control fugitive dust through the implementation of best available control measures shall be prepared and submitted to the City for approval prior to the issuance of grading permits. The plan shall specify the dust control measures to be implemented. Such measures may include, but are not limited to, the following:</p>	<p>Incorporate requirements into contractor's notes.</p> <p>Implement dust control measures.</p>	<p>Prior to issuance of a grading permit.</p> <p>During project construction</p>	<p>Once</p> <p>Once</p>	<p>PCD</p> <p>PCD</p>		

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<p>a) Application of soil stabilizers to inactive areas;</p> <p>b) Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph;</p> <p>c) Stabilization of previously disturbed areas if subsequent construction is delayed; and</p> <p>d) Covering all stockpiles with tarps.</p> <p>The project proponent shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited.</p> <ul style="list-style-type: none"> <li>Adequate watering techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be watered such that a crust will be formed on the ground</li> </ul>						

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<p>surface, and then watered again at the end of each day. Watering of exposed surfaces and haul roads three times/day is recommended.</p> <ul style="list-style-type: none"> <li>Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil.</li> <li>Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each workday. The maximum vehicle speed on unpaved roads shall be 15 mph.</li> </ul>						
<p><b>AQ-2</b> The applicant shall prepare a Construction Management Plan to control equipment emissions during construction. At a minimum, the Plan shall incorporate the following mitigation measures:</p> <ul style="list-style-type: none"> <li>90 day Low Nox tune-ups shall be required for off-road equipment.</li> <li>Tier 3 rated engines shall be used for all equipment during site grading, if available.</li> </ul>	<p>Incorporate requirements into contractor's notes.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Once</p>	<p>PCD</p>		

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<ul style="list-style-type: none"> <li>Equipment whose engines are equipped with diesel oxidation catalysts shall be utilized, if available.</li> <li>Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through-traffic lanes.</li> <li>Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law.</li> <li>On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive.</li> <li>Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.</li> <li>All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations.</li> </ul>						

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<b>BIOLOGICAL RESOURCES</b>						
<p><b>BR-1</b> The applicant shall incorporate treatment recommendations listed in the Oak Tree Report and addendum notes, prepared by Richard W. Campbell, March 8, 2008 and June 26, 2009 (Appendix C). Final determination of treatment will be as directed in the field by an Oak Tree Preservation Specialist. In summary, the recommended treatments include the following elements:</p> <ul style="list-style-type: none"> <li>Oak Tree Preservation Specialist is to monitor and direct all work near the trees to remain protected in place;</li> <li>Remove deadwood from appropriate specimens;</li> <li>Clean-cut prior pruning/broken branch scars, as directed;</li> <li>Cable trunks/branching on appropriate oak trees, as directed; and</li> <li>Protect "duff" areas to allow seedlings to establish.</li> </ul>	<p>Compliance with City-approved or applicable items listed in the Oak Tree Report (Campbell 2009).</p>	<p>Prior to the issuance of a grading permit.</p>	<p>Once</p>	<p>PCD</p>		

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<p><b>BR-2</b> The applicant shall submit a final Grading Plan, approved by the City Engineer, to the City's Oak Tree and Landscape Consultant. The Consultant shall review the plan for potential impacts to Tree OS-2. If this tree would be impacted to such a degree that its life expectancy might be reduced, the following measure will be required:</p> <p>Seven inches (7") of diameter of new oak trees need to be included on the project landscape plan to mitigate the loss of Oak Tree OST-2. The mitigation trees must include at least four (4) new oak trees within the site, to include at least two (2) twenty-four inch (24") box-size oak trees and one (1) thirty-six inch (36") box-size oak tree. The quality of the nursery stock and the planting locations would be subject to the approval of the City Oak Tree Consultant. The mitigation oak tree(s) must be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they must be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.</p>	<p>Submittal of a final Grading Plan and tree replacement if impacts are identified.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>Once</p>	<p>PCD</p>		

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<b>CULTURAL RESOURCES</b>						
<p><b>CR-1</b> Should archaeological or historic remains be encountered during such activities, the applicable procedures established under the CEQA Guidelines §15064.5 shall be followed. The City of Agoura Hills Department of Planning and Community Development shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist has assessed the nature, extent, and potential significance of any remains. In the event that such remains are determined to be significant, appropriate actions to mitigate impacts to the remains shall be implemented. Depending upon the nature of the find, such actions may involve avoidance, documentation, or other means to be determined by the archaeological monitor.</p> <p>In the event that human remains are discovered and in accordance with the California State Health and Safety Code, no further disturbance of the remains shall occur until the County of Los Angeles Coroner has made the necessary findings as to origin and disposition. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify</p>	<p>Site evaluation by a qualified archaeologist.</p>	<p>Upon discovery of an archaeological resource.</p>	<p>Upon discovery of an archaeological resource.</p>	<p>PCD</p>		

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<p>the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendant (MLD) of the deceased Native American, who will then help determine the appropriate course of action.</p> <p><b>CR-2</b> Should paleontological remains be encountered during such activities, the monitor shall have the authority to determine the applicable procedures to be followed. The City of Agoura Hills Department of Planning and Community Development shall be notified immediately, and work shall stop within a 100-foot radius until a qualified paleontologist has assessed the nature, extent, and potential significance of any remains. In the event that such remains are determined to be significant, appropriate actions to mitigate impacts to the remains shall be implemented. Depending upon the nature of the find, mitigation may involve avoidance, documentation, or other means to be determined by the paleontological monitor.</p>	<p>Site evaluation by a qualified paleontologist.</p>	<p>Upon discovery of a paleontological resource.</p>	<p>Upon discovery of a paleontological resource.</p>	<p>PCD</p>		
<b>GEOLOGY AND SOILS</b>						
<p><b>GEO-1</b> The proposed project shall comply with all project design recommendations contained within the Geologic and Geotechnical Engineering Review conducted by GeoSoils Consultants, Inc.</p>	<p>Submission of a letter report from the project engineer</p>	<p>Prior to the issuance of a grading permit.</p>	<p>Once</p>	<p>BD, Project Engineer</p>		

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Recommendations contained in this study shall be reviewed and approved by the City Geologic/Geotechnical Consultant and incorporated in to final grading and structural design plans, as deemed appropriate by the City Building Official.	documenting inclusion of all applicable recommendations contained in the geotechnical report prepared for this project.					
<b>GEO-2</b> The Contractor shall provide erosion control measures, when necessary, during grading and prior to the completion and construction of permanent drainage controls. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, temporary drainage control facilities such as retention areas, etc. The erosion control measures shall be reviewed and approved by the City Engineer prior to issuance of the grading permit.	Submission of erosion control measures from the project engineer.	Prior to the issuance of a grading permit.	Once	BD, Project Engineer		
<b>NOISE</b>						
<b>N-1</b> The project developer shall ensure that acceptable interior noise levels (50 dBA CNEL City standard) within the proposed medical office buildings are met through project construction/design measures. Noise reduction measures to adequately reduce interior noise levels may include:	Noise attenuation features shall be shown on the construction plans,	Prior to issuance of a building permit and during construction.	Once prior to building permit issuance and during construction, the City shall	BD, Project Engineer		

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<ul style="list-style-type: none"> <li>Installation of ceilings/floors, doors, windows and exterior wall configurations of appropriate Sound Transmission Class (STC) ratings (e.g., STC rating of 35 or more);</li> <li>Airtight construction for stone veneer, block or stucco exterior walls;</li> <li>At the penetration of exterior walls by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked of filled with mortar; A mechanical ventilation system shall be installed that will provide at least the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior; and</li> <li>Vent ducts specifically designed (e.g., using the appropriate material and without any direct line of sight through the duct) to meet the required noise reduction.</li> </ul> <p>These attenuation features shall be shown on the construction plans, including detailed</p>	including detailed notes relating to these features, to be submitted to the City Building Division prior to issuance of a building permit and implemented during construction.		conduct periodic visits to ensure implementation of the measure.				

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notes relating to these features, to be submitted to the City Building Division prior to issuance of a building permit and implemented during construction.						
<b>TRANSPORTATION/TRAFFIC</b>						
<b>T-1</b> U.S. 101 Northbound Ramps/Palo Comado Canyon Road (AM Peak Hour) The applicant shall implement the project-specific mitigation measures which include 1) signalization of the intersection; and 2) restriping the westbound approach to provide one left-through lane and one right-turn lane.	Measure must be financed by the developer and implemented prior to occupancy.	Prior to the issuance of an occupancy permit.	Once	PCD		
<b>T-2</b> U.S. 101 Southbound Ramps/Chesebro Road/Dorothy Drive (AM and PM Peak Hour) The applicant shall contribute their proportionate share to fund City of Agoura Hills and Caltrans improvements at the U.S. 101 Southbound Ramps/Chesebro Road/Dorothy Drive intersection resulting in LOS A during the AM peak hour and LOS C during the PM peak hour, which may include signalizing the intersection and restriping each approach, providing one left-turn lane and one shared through-right lane.	The project developer shall pay their proportionate share to fund road improvements.	Prior to the issuance of an occupancy permit.	Once	PCD		

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<p><b>T-3</b> U.S. 101 Northbound Ramps/Palo Comado Canyon Road (PM Peak Hour) The applicant shall contribute their proportionate share to fund City of Agoura Hills and Caltrans improvements at the U.S. 101 Northbound Ramps/ Palo Comado Canyon Road intersection resulting in LOS C or better during the AM peak hour, which include 1) signalization of the intersection; and 2) restriping the westbound approach to provide one left-through lane and one right-turn lane.</p>	<p>The project developer shall pay their proportionate share to fund road improvements.</p>	<p>Prior to the issuance of an occupancy permit.</p>	<p>Once</p>	<p>PCD</p>			
<p><b>T-4</b> Chesebro Road/Palo Comado Canyon Road (AM and PM Peak Hour) The applicant shall contribute their proportionate share to fund City of Agoura Hills and Caltrans improvements at the Chesebro Road/Palo Comado Canyon Road intersection resulting in LOS B during the AM peak hour and LOS A during the PM peak hour, which may include signalization of the intersection and restriping the eastbound approach to provide one left-through lane and one right-turn lane, and restriping the southbound approach to provide one left-turn lane, one through lane, and one right-turn lane.</p>	<p>The project developer shall pay their proportionate share to fund road improvements.</p>	<p>Prior to the issuance of an occupancy permit.</p>	<p>Once</p>	<p>PCD</p>			

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T-5 The project developer shall pay the standard City Traffic Impact fee.	The project developer shall pay the standard City Traffic Impact fee.	Prior to issuance of an occupancy permit.	Once	PCD		

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